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Richgrove Community Plan



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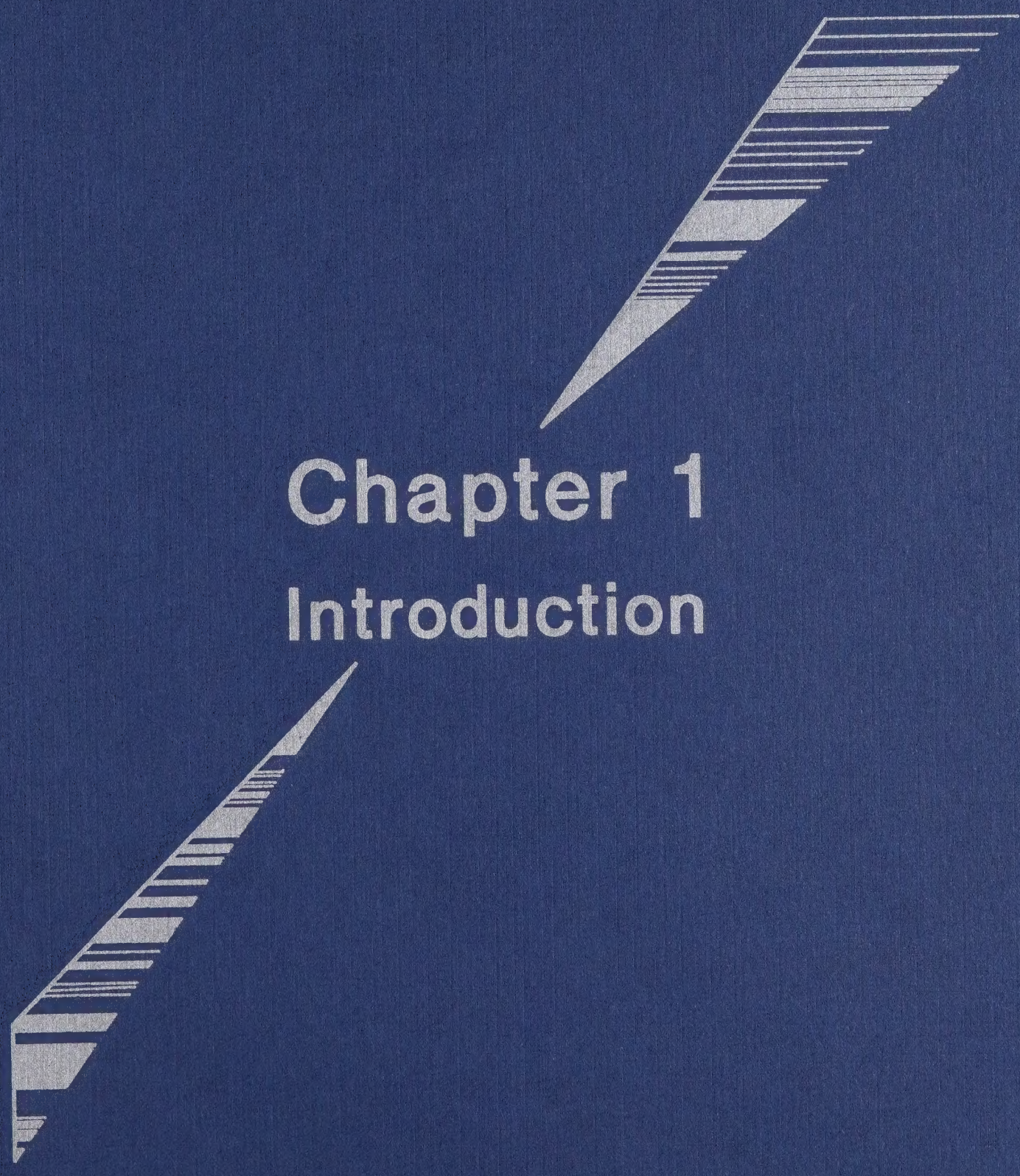
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Chapter 1

Introduction

CHAPTER I

INTRODUCTION TO THE RICHGROVE COMMUNITY PLAN

INTRODUCTION

The objective of the preparation of a Community Plan for Richgrove is the development of a plan which can accurately reflect the current needs and priorities of the unincorporated community of Richgrove.

The entire community of Richgrove is currently designated as a "Rural Service Center" in the Tulare County General Plan. It has become apparent that a more specific plan is needed to ensure orderly development of the community.

As with any community plan, the contents of this document are not intended to be absolute. Planning is a continuous process and, to be effective, requires periodic re-evaluation and revision to reflect changing needs and priorities. This plan should, therefore, be reviewed on a periodic basis with the assistance and participation of local citizens, groups, and agencies. By doing so, it is anticipated that the Richgrove Community Plan will continue to provide meaningful and necessary guidance for the development of the community in the foreseeable future.

AUTHORITY AND SCOPE OF THE COMMUNITY PLAN

California Government Code Section 65300 *et seq.* requires that each local agency, city or county, prepare and adopt comprehensive long-term general plans for the physical development of lands within its jurisdiction. A general plan must function as "a statement of development policies" and must include a diagram(s) and text setting forth goals, policies, standards, and plan proposals. The plan must include the following elements: land use, circulation, housing, conservation, noise, safety, and open space. State law also provides that a local agency may include one or more of several optional elements depending on the needs and characteristics of the jurisdiction.

In Tulare County the General Plan has historically been developed on a countywide basis or by large geographic sub-areas (rural valley, foothill, mountain) with development policies emphasizing countywide and areawide issues and concerns. In establishing land use planning policies on an areawide basis, it has been recognized that several unincorporated communities, including Richgrove, have localized land use needs and issues that should be addressed in a specific manner. Therefore, community plans have been prepared for several individual communities with primary emphasis being placed on land use and circulation planning.

In accordance with the requirements of State planning law, the Richgrove Community Plan will present the following information:

Land Use:

The Land Use portion of the plan designates the proposed general distribution, location, and extent of the uses of land for housing, business, industry, open space, recreation, public facilities, and other categories of private and public land uses.

Circulation:

The Circulation portion of the plan will designate the general location and extent of existing and proposed future major thoroughfares which are correlated with the land use portion of the plan.

THE PLANNING PERIOD:

To provide a definitive tool for guiding future growth, a community plan must be designed to be implemented within a realistic time frame termed the "planning period". In this case the planning period encompasses a time frame of approximately 20 years. Thus, population and land demand projections were developed based on the planning period extending to the year 2005. This does not mean that the community plan will remain static during this period. As conditions and needs of the community change during the planning period, the community plan must periodically be reviewed so that appropriate modifications can be made. In this manner, the plan will continue to serve the community in an effective manner through the planning period.

RELATIONSHIP TO OTHER ELEMENTS OF THE TULARE COUNTY GENERAL PLAN:

The County of Tulare has adopted all of the general plan elements required by State law and has also adopted optional elements (Urban Boundaries, Recreation, Water and Liquid Waste Management, Library, and Public Buildings). These elements are structured for application on a countywide basis and are, therefore, broad in scope, thus typically addressing the Richgrove area in a general manner only. As all general plan elements have equal status under the law, the policies and directives established in these adopted elements that are applicable to the Richgrove area must be complied with.

The Richgrove Community Plan refines the County's general plan policies to reflect the needs, desires, and values of the community and its residents. As previously mentioned, this refinement will focus primarily on the land use and circulation issues, with secondary emphasis on the other general plan elements.

In accordance with State law, care has been taken in preparing the community plan to ensure that internal consistency with other general plan elements is maintained and that conflicts with existing General Plan policies will not occur by the adoption of the community plan. To achieve consistency, other mandatory or optional General Plan elements already adopted by the County of Tulare must necessarily be modified. The amendments being made to other existing General Plan elements are described as follows:

Urban Boundaries Element:

The Urban Boundaries Element of the Tulare County General Plan establishes an Urban Area Boundary for Richgrove. This element is amended to eliminate the Urban Area Boundary and establish an Urban Development Boundary to be coterminous with the Richgrove study area. The Urban Development Boundary for Richgrove is shown on the attached exhibit.

Land Use Element:

The general designation of Richgrove as a "Rural Service Center" will be supplemented with more specific land use designations allowing for the controlled, orderly growth of the community.

Open Space Element:

The Richgrove area is designated for "Intensive Agriculture" in the Open Space Element. With the adoption of this plan the area within the proposed UDB should be shown for "Urban Expansion".

USE OF THE RICHGROVE COMMUNITY PLAN:

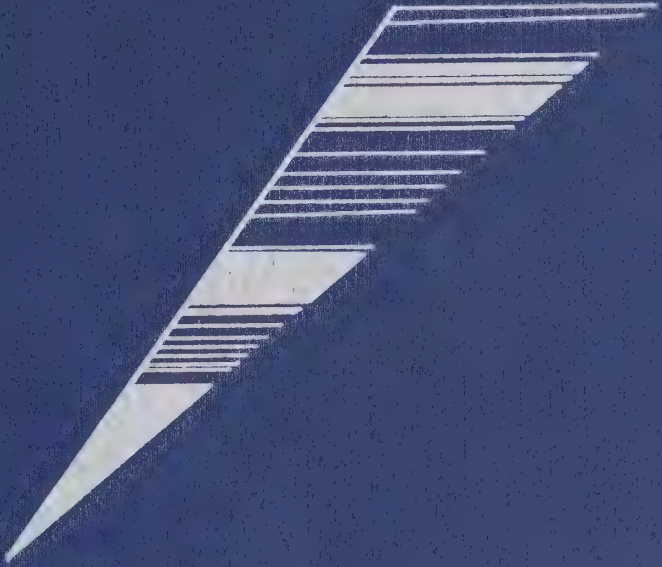
The Richgrove Community Plan describes the manner in which the planning area will develop and grow through the planning period. Its policies will form guidelines regarding future requests for building permits, zone changes, divisions of land, and other development review processes. In addition, as the plan establishes development densities and prescribes land uses, it will undoubtedly influence private decisions pertaining to land purchases and development proposals within the community. The plan establishes a site plan review process and contains standards for the development of property, in conjunction with State law and County ordinances. It, therefore, provides the authority for requiring necessary physical improvements in conjunction with private development projects thereby enhancing the physical, social, and economic environment of the community and protecting the health, safety, and welfare of its residents.

REGIONAL SETTING

The community of Richgrove is located on the eastern side of the San Joaquin Valley, approximately 50 miles north of Bakersfield and 75 miles southeast of Fresno. State Highway 65 is located approximately 3 miles to the east of the community and State Highway 99 is located approximately 7 miles to the west. Both of these highways serve as primary regional access routes to the community from outside areas.


HISTORICAL BACKGROUND

The history of Richgrove dates back more than 200 years when Spanish Missionaries and explorers were looking for areas to settle. The Yokuts Indians had established trails in the area that were utilized by the scout, Kit Carson and the explorer-soldier, John C. Fremont. These Indian trails were transformed into roads as populations in the valley grew and, in 1858, the Butterfield Stage Line was established using these routes. During the 1870's cattle ranchers and wheat farmers moved into the area with the Southern Pacific Railroad following in 1890. In 1909 Richgrove "became" a town with a hotel being built to serve stage coach and train passengers. The town continued to grow and, due to the increasing availability of irrigation water after World War II, the wheat crops were replaced by vineyards and orange groves. Today Richgrove is surrounded by some of the finest table grape vines in the world.



Chapter 2

Assumptions



CHAPTER II

PLAN ASSUMPTIONS

POPULATION

Data gathered in the 1980 Census showed Richgrove's population to be 1,398 persons residing in 333 households, an average of 4.2 persons per household. Population projections for the planning period indicate that Richgrove's population, as of 1986, is approximately 1,629 and will grow to approximately 2,653 by the year 2005. Using the above figure of 4.2 persons per household, there are an estimated 388 households residing in Richgrove in 1986 with a projected 632 households by the end of the planning period, an increase of 244 households or 64%.

The most recent year for which household income figures are available is 1980. Figures obtained from the 1980 Census show the median household income for Richgrove to be \$12,115.

Richgrove also experiences seasonal population increases due to the influx of migrant workers and their families during the various harvest seasons. Estimates as to the number of seasonal residents range from 500 to 1,000 persons. This influx has caused serious problems in availability of affordable housing for the migrant population which, it is estimated, has a median household income lower than the community average of \$12,115. Methods for dealing with temporary housing problems are discussed in Chapter III.

RESIDENTIAL DEVELOPMENT

The main residential area, bounded by Ames Drive, Grove Drive, Vineyard Drive, and the alley parallel to and east of Richgrove Drive, is already substantially developed. Within this area are approximately 18 vacant parcels, averaging 7,000 square feet in size, which are, as are all surrounding properties, zoned R-2 (Two Family Residential). It is assumed that this area could accommodate approximately 30 additional households assuming an average parcel size of 3,500 square feet and a density of 10 dwelling units per acre.

The area bounded by Vineyard Drive, Road 210, Dooley Drive, and Grove Drive contains approximately 21 acres of which 5.3 acres is zoned and developed to R-1 (Single Family residential) densities. Approximately 1 acre of this area is zoned C-1 and is developed with single family dwellings. It is assumed that this area will remain residential in nature and will be rezoned to a residential zone. The remaining area, approximately 15 acres, is zoned R-A (Rural Residential) and is developed with single family dwellings. It is assumed by this plan that as population grows through the planning period approximately 9 acres will be developed to higher densities (i.e. 10 dwelling units per acre) and be rezoned to higher density residential zones (i.e. R-1 or R-2) thus being able to accommodate approximately additional 50 households. Of the 15 acres zoned R-A, one parcel of 6.36 acres has had the M (Special Mobilehome Overlay) zone applied to it. If developed in a coordinated manner this parcel could, conceivably, accommodate approximately 30 households or more. It is assumed that some acreage within the community will be appropriately planned

and zoned to allow for mobilehome development in accordance with the policies established by this plan (See Chapter III).

That area to the north of Grove Drive that is not developed to public uses encompasses approximately 44 acres, all zoned R-1. A 5.83 acre parcel is owned by the Richgrove Elementary School District and it is assumed that the district will retain this parcel for possible future expansion should that be deemed necessary. Approximately 7 acres of this area is developed with a 45-lot subdivision, another 6 acres is proposed for commercial development leaving approximately 25 acres for residential development. It is assumed that 8 acres will be developed to multiple family densities of the R-3 zone. Assuming full practical buildout, this area could accommodate approximately 150 households. The remaining 17 acres, it is assumed, will be developed to single family densities of the R-1 zone, thus accommodating approximately 80 households.

In summary, under the assumptions of this Plan, the community can accommodate 340 or more new households. Projections indicate a need to accommodate 244 new households through the planning period. This results in a flexibility factor of approximately 40% which is appropriate so as not to unduly restrict the housing market.

COMMERCIAL DEVELOPMENT

There are currently approximately 6 acres developed to commercial uses within the community. This translates into a figure of approximately 3.7 acres per thousand residents. Under the plan it is proposed that a total of 12 acres be designated for this type of development which will, based on population projections, result in a figure of approximately 4.5 acres per thousand residents.

With the exception of the lot at the southeast corner of the intersection of Francis Drive and Wheatland Drive, all commercial development is confined to parcels having frontage on the east side of Richgrove Drive. Several parcels in this area are currently developed with single family residential uses and several parcels are vacant. It is assumed to be in the best interest of the community to confine future commercial development to parcels with frontage on the east side of Richgrove Drive to act as a buffer between residential areas and Richgrove Drive. While strip commercial development may not be desirable in all cases, it appears to be the most appropriate for the community (See Chapter V, Section C of EIR).

PROFESSIONAL OFFICES

As growth occurs in the planning area, it is assumed that some demand for professional office uses will develop (i.e. employment services, health services). This type of development will, most likely, be attracted to the commercial areas along Richgrove Drive for accessibility to area residents.

INDUSTRIAL DEVELOPMENT

Currently all industrial development is located to the west of the Southern Pacific Railroad right of way, just west of Richgrove Drive. All currently developed industry is agriculturally related and any new development, it is

assumed, will also be agriculturally related. At the present time 14.97 acres are developed with these types of uses. The area west of the S.P.R.R. right of way and south of Avenue 4 includes an 11.35 acre parcel that is zoned M-1 (Light Industry) and is undeveloped. The availability of this acreage should be more than adequate to accommodate industrial growth through the planning period.

RECREATION FACILITIES

Primary recreation facilities in the community are those areas under the control of the Richgrove Elementary School District and the Memorial District. Both of these facilities are located along Richgrove Drive, north of Grove Drive. Facilities consist of a soccer field, backstops, basketball courts and blacktop play areas. While improvements should be made to these facilities, most likely through community redevelopment, they do otherwise satisfy most of the needs of the community. As part of this plan, as noted in Chapter III, any new development within the community should provide or contribute to the development of recreation facilities (i.e. playgrounds, play areas). The combination of the above should meet the needs of the community.

PUBLIC/QUASI-PUBLIC FACILITIES

Public facilities within the project area encompass approximately 19 acres and consist of the elementary school, memorial building, Community Services District facilities, post office, fire station and a church. It is assumed that the school, memorial building, post office, and fire station will not be relocated within the planning period. It is possible that additional areas for Community Services District facilities will be needed through the planning period, primarily for well sites. It is difficult to tell at this point where, specifically, future well sites might be located. Future development of churches in the area is also difficult to predict but would be permitted under the zoning ordinance in almost any location within the community providing a special use permit is secured.

COMMUNITY SERVICES

The Richgrove Community Services Districts owns and maintains both the community water system and the community sewer system.

The sewage treatment facility is located approximately one mile north of Avenue 8, east of Richgrove Drive. The facility will be able to accommodate growth through the planning period. It is assumed that any new development within the community will be connected to the existing sewage system.

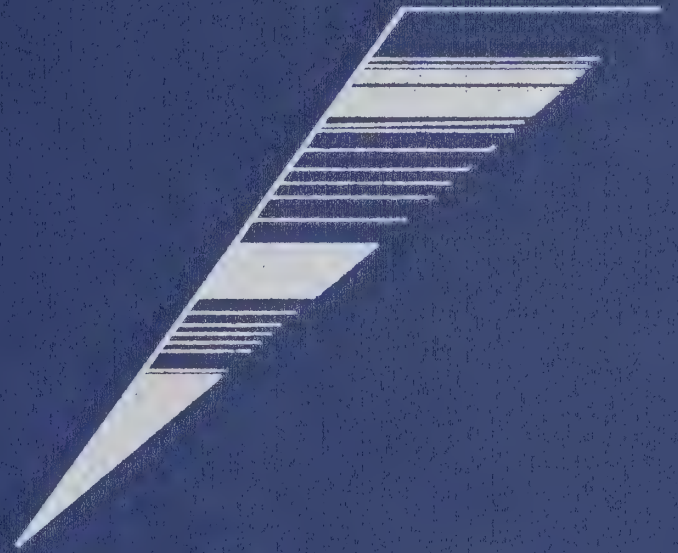
The community services district is currently having problems replacing its second well. The old Ames Drive well was taken out of service due to contamination problems and the new well along Ames Drive may also be contaminated. This problem is not insurmountable and it is anticipated that the district will, upon completion of a non-contaminated well, soon be able to serve new development within the community (See Chapter III).

Police services are provided by the Tulare County Sheriff's Department substation in Porterville. Fire protection services are provided by the County

of Tulare Fire Station No. 30, located on Grove Drive. Refuse disposal is provided by South Tulare-Richgrove Disposal Service, a private contractor.

CIRCULATION

Richgrove Drive currently acts as the main route for traffic into and out of the community, with all other streets serving to guide local traffic to Richgrove Drive. It is assumed that Road 210 will be improved to the standards of a full county road (i.e. 60 feet width, curb and gutter, sidewalks, etc.) and extended between Dooley Drive and Avenue 8 as development takes place in the northeast portion of the community. Development of Road 210 would provide easy access to future residential development in the northern and eastern portions of the community.



Chapter 3

Goals, Objectives, & Policies



CHAPTER III

GOALS, OBJECTIVES, AND POLICIES

In this chapter, the goals, policies, and implementation strategies for the Richgrove Community Plan are presented. These components provide the foundation for the community plan by identifying long term goals for the planning area and the framework by which these goals can be achieved. A definition of terms follows:

Goal: A general, non-quantitative statement of purpose.

Policy: Subsidiary to goal statement, more committal in establishing direction for the County in the implementation of the General Plan.

Implementation Strategy: An action, procedure, program, or technique that carries out a policy. Implementation strategies can include standards which directly translate into regulatory controls.

LAND USE

GOAL: Encourage a balanced and orderly land use pattern within the community

Policy: Avoid land use conflicts through the planned separation of various land uses.

Implementation Strategies:

1. Prohibit new residential development on vacant lots within areas proposed for commercial and industrial development.
2. Encourage the eventual conversion of existing residential uses within areas proposed for commercial and industrial development to non-residential uses (Note: This is not intended to include living quarters used in conjunction with a business).
3. Phase-out existing nonconforming commercial and industrial uses within planned residential areas.
4. Establish areas zoned exclusively for industrial, commercial, and residential uses consistent with the policies in this plan.
5. Provide for appropriate buffers between areas set aside for commercial activities and single family residential uses.
6. Reserve areas with frontage along Richgrove Drive for non-residential uses.

Policy: Encourage expansion of the economic base of the community.

1. Provide sufficient land for industrial and commercial development to meet the needs of the community and to strengthen and maintain a viable community economic base.
2. Promote a concentration of industrial and commercial activities within designated areas to allow for cost efficient provision of necessary services and to protect residential neighborhoods.

ESSENTIAL SERVICES

GOAL: Achieve development densities consistent with levels of available service.

Policy: Ensure that the Richgrove Community Services District will be able to provide services to all planned development during the planning period.

Implementation Strategies:

1. Prohibit commercial and industrial development with excessive wastewater discharge characteristics.
2. Coordinate residential zoning with availability of utilities and community services.
3. Provide services necessary to support new industrial and commercial development.
4. Require that all new development proposals include a letter stating the willingness and ability of the Richgrove Community Services District to provide services.

CIRCULATION

GOAL: Improve vehicular circulation patterns.

Policy: Assure that adequate improvements are made to ensure orderly traffic flows within the community.

Implementation Strategies:

1. Require that improvements such as paving, curbs, gutter, and sidewalks be made to Road 210 in conjunction with new development in the northeastern portion of the community.
2. Assure that new commercial and industrial developments are designed so that traffic will not impact upon residential areas.

ENVIRONMENTAL QUALITY

GOAL: Preserve and enhance the quality of life for present and future generations of Richgrove residents.

Policy: Provide sufficient open space for community recreation needs.

Implementation Strategies:

1. Encourage reservation of open space for recreational purposes in conjunction with future residential developments.
2. Facilitate innovation in housing and subdivision design so that private recreation and open space areas can be accommodated.

Policy: Encourage future development proposals to incorporate features that will improve the quality of life in the community.

Implementation Strategies:

1. All new development projects shall include plans for the disposal of stormwater runoff in accordance with the recommendations of the Tulare County Public Works Department.
2. Require adequate setbacks, side and rear yards, landscaping and screening between living and working areas.
3. Develop standards for signs, landscaping, and fencing to improve the attractiveness of industrial and commercial areas.

Policy: Upgrade the level of community health, sanitation and safety.

Implementation Strategies:

1. Encourage capital improvements through the redevelopment process (curbs, gutters, street paving, lighting, etc.) within existing developed areas which will upgrade the community image and safety.
2. Prohibit activities that will have a significant adverse effect on the environmental quality of Richgrove.
3. Prohibit new intensive animal raising operations within the "windshed" area of Richgrove.
4. Limit all new development to that which can be served by both the community water system and the community sewer system.

HOUSING

GOAL: Provide safe and adequate housing for all residents of the community.

Policy: Reduce deficiencies in the existing housing stock.

Implementation Strategies

1. Require demolition of vacant substandard housing units.
2. Encourage relocation of families from substandard housing units by expanding affordable housing opportunities within the community.

GOAL: Provide safe and adequate housing for low income and migrant populations in the community.

Policy: Encourage development of housing for low income populations.

Implementation Strategies

1. Provide a role for mobilehomes and travel trailers in satisfying the housing needs of migrant populations.
2. Encourage new housing construction within the community to meet the needs of low and moderate income residents.
3. Encourage the development of mobilehome parks in appropriate locations.
4. Enable the housing industry to proceed with construction in a timely and cost-efficient fashion by maintaining adequate amounts of residential zoning.

Policy: Encourage awareness of housing assistance programs available through state and local governments.


Implementation Strategies

1. Make property owners aware of and assist them in efforts to qualify for available state and federal low interest housing loans.

The plan should be reviewed on a periodic basis; however, unless unforeseen changes occur, the basic goals, objectives, and policies should not require major alterations. Specific development proposals, however, should be reviewed with respect to these goals, objectives, and policies as a part of the continuing planning process.


The regular review of building permit applications offers another opportunity to assure proper implementation of the plan. Building permit review will be especially important during the transition phase between plan adoption and zoning implementation. Development proposals which conflict with the plan

should be immediately brought to the attention of the Board of Supervisors in order that a decision on an appropriate response (i.e. emergency interim zoning) can be considered before investments in improvements are made. Diligent review of building permits will also be necessary to ensure development is consistent with the plan during the time that other ordinance amendments necessary to this plan are being developed.



Chapter 4

Plan Description



CHAPTER IV

PLAN DESCRIPTION

LAND USE

Residential:

The "Residential" classification is intended to allow the development of single family and multi-family residential uses at a maximum density of 25 dwelling units per acre.

There are approximately 54 acres developed to residential uses within the community. The area lying south of Richgrove Drive and west of Vineyard Drive, designated "Residential" by the plan, is already substantially developed. The same is true of the area bounded by Francis Drive, Grove Drive, Vineyard Drive, and Road 210. The area east of Vineyard and south of Francis Drive is fairly well developed to densities of the rural residential zone (6,000 square foot minimum per dwelling unit).

The only area designated "Residential" under this plan that is substantially undeveloped is approximately 31 acres located north of Grove Drive. As mentioned in Chapter II, a 5.83 acre parcel is owned by the school district and, it is assumed, will not be developed during the planning period. The "Residential" designation has been applied to conform with zoning and so not to inhibit possible development should it be decided that the district does not need to expand its facilities.

Under this plan no distinction is made in designating specific lands for specific residential densities. Due to the area in which community services are available, the need for housing, and the amount of undeveloped acreage, it does not seem reasonable to restrict future development even more by designating specific densities for specific areas. It seems more appropriate to evaluate development proposals and zone changes in relation to the goals and policies of this plan to determine whether a specific project conforms with the plan.

Commercial:

The "Commercial" classification is intended to allow the development of retail and service commercial uses that satisfy the daily shopping and service needs of area residents. In addition, this classification is intended to allow uses discussed in Chapter II under the "Professional Office" heading.

Lands located west of and adjacent to Richgrove Drive, with the exception of those lands designated for "Public" uses, are designated for "Commercial" development by this plan. This area includes a total of approximately 14 acres, of which approximately 6 acres is currently developed, leaving 8 acres for future commercial development.

Due to existing development and the size of the community it does not seem appropriate to make a distinction between "Service Commercial" and "Neighborhood Commercial" in the plan. Both types of commercial development

exist along Richgrove Drive and the mixing of these uses in future development will not be detrimental to the community as a whole.

Public/Quasi-Public:

The "Public/Quasi-Public" classification is intended to allow uses associated with a government, public utility, public institution, or other use that accommodates the needs of the general public.

Approximately 23 acres are designated as "Public/Quasi-Public" by the plan. These areas are already substantially developed and include the elementary school, post office, memorial building, fire station, a church and well sites for the community water system. It is anticipated that these lands will be adequate to serve the community through the planning period.

Industrial:

This classification is intended to allow manufacturing and storage type uses as allowed by the Tulare County Zoning Ordinance.


Lands located west of Richgrove Drive and within the Urban Development Boundary, approximately 26 acres, are designated for "Industrial" development by this plan. There are currently 15 acres developed to industrial uses, resulting in approximately 11 acres for future industrial development.

URBAN BOUNDARIES

In order to maintain consistency with the adopted Tulare County Urban Boundaries Element, by adoption of this plan the Urban Area Boundary for Richgrove is deleted and an Urban Development Boundary established. The Urban Development Boundary defines the "twenty-year planning areas" for communities and "shall recognize the short and long term ability of each community to provide necessary urban services...". The Urban Development Boundary established for Richgrove is essentially coterminous with the boundaries of the Richgrove Community Services District. If the Richgrove C.S.D. is, at some future time, able to expand its boundaries, then consideration should be given to modifying the Urban Development Boundary.


CIRCULATION

Under this plan Richgrove Drive is designated as an arterial, defined as a street which provides service for the highest traffic volumes within an area and handles trips of moderate to long length. All other streets within the community are designated as local streets, defined as streets providing direct land access to the immediate area.



Chapter 5

Implementation



CHAPTER V

IMPLEMENTATION

A community plan must identify the methods and techniques that will be utilized to implement its various goals, policies and standards. These implementation methods must provide a realistic and practical framework for the achievement of the goals established in the community plan. Through the utilization of the techniques described below, the various provisions of the Richgrove Community Plan will be gradually implemented over the planning period. However, the extent to which the Plan is eventually implemented is dependent upon certain economic and social conditions (housing market conditions, interest rates, consumer preferences, etc.) which cannot be accurately assessed at this time.

For the Richgrove Community Plan, implementation will be primarily focused on the following programs:

1. Control of land development through the application of zoning classifications consistent with the land use designations established in the Plan.

State law requires that local zoning be consistent with the adopted general plan. Thus, after the adoption of the Richgrove Community Plan, it will be necessary for the Tulare County Planning Commission and the Board of Supervisors to initiate rezoning actions to achieve zoning consistent with the Plan. The close relationship between the Plan and local zoning will ensure that the policies of the Plan are enforced and implemented, thereby maintaining the Plan as an effective management tool.

The application of appropriate zoning to implement the Land Use Plan should, to the extent possible, follow property lines, section lines, or other easily identifiable boundaries. Where zoning boundaries must divide properties, they should be situated in a manner that enables each specifically zoned area to be developed, and to function, as an individual parcel in conformance with the new zoning classification.

2. Control of land division and infrastructural improvements through the application of the requirements of the State Subdivision Map Act, the Tulare County Subdivision Ordinance, and the Improvement Standards of Tulare County.

Divisions of land are subject to the requirements of the State Subdivision Map Act and the Tulare County Subdivision Ordinance. These laws control not only the design of land division projects but also provide the basis for requiring on-site and off-site improvements (vehicular access, sewer and water, flood protection, etc) that are necessary to serve the newly created parcels, depending on their intended use. Such improvements are, for the most part, identified and categorized in the Improvement Standards of Tulare County.

3. Control of site development through the site plan review process and review of special use permits, planned unit developments, and other development permits.

The land use directives and development standards contained in the Plan will also be implemented by the County of Tulare during its review of site plans, special use permits, planned unit developments, and other various development permits. These development permits must be reviewed at public hearings by such decision-making bodies as the Site Plan Review Committee, Zoning Administrator, Planning Commission, and Board of Supervisors. As a part of their review, these bodies must ensure that new development proposals satisfy the land use and development criteria established in the Plan.

4. Control of local environmental conditions through the implementation of the California Environmental Quality Act.

The Plan contains policies and development standards that are directed towards the maintenance of the quality of the local environment. While these policies and standards will be generally implemented through regular project review process, the California Environmental Quality Act (CEQA) is another tool with which to assure that the plan directives are implemented. CEQA will be particularly useful in the implementation of plan policies that are aimed at preserving and enhancing the local environment. Development projects will be reviewed as part of the CEQA process to ensure compliance with the goals, policies, and development standards contained in the Plan, especially those emphasizing environmental protection.

5. The generation of support of local organizations, governmental entities, and private citizens.

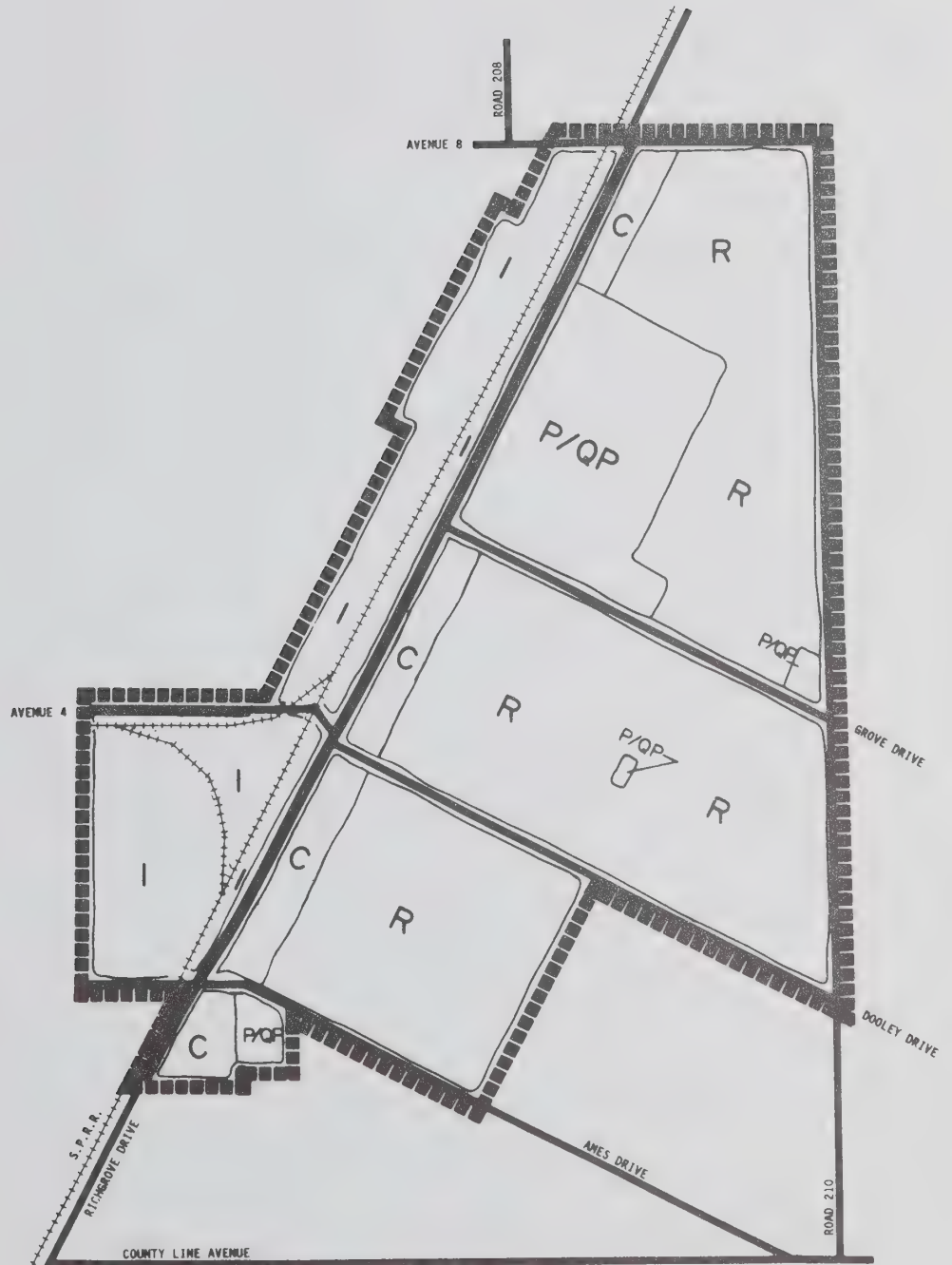
While not a specific program for applying community plan policies, the existence of active and continued support for the implementation of the Plan by private citizens, businesses, local organizations, and governmental entities is crucial to the success of the Richgrove Community Plan. Local organizations (such as the Richgrove Town Council and the Richgrove Community Services District) and private citizens must exercise and advocate continuing support for the Plan so that the directives and policies of the Plan will be actively enforced by local governmental entities. To encourage support and to ensure that local concerns are considered in future land use matters, the County of Tulare should refer all new development proposals and applications for review and comment to the Richgrove Town Council, Richgrove Community Services District, and other interested local organizations. Recognizing the desire of local residents to adhere strictly to Plan objectives, decision-making governmental bodies having jurisdiction within the planning area should establish on-going programs of plan implementation and monitoring. Thus, through the cooperation of local interests and governmental bodies, the development of the community in the manner depicted in the Plan will be achieved to the greatest extent possible.



Appendix



- R RESIDENTIAL
- P/QP PUBLIC / QUASI PUBLIC
- C COMMERCIAL
- I INDUSTRIAL
- ARTERIAL
- URBAN DEVELOPMENT BOUNDARY



NORTH



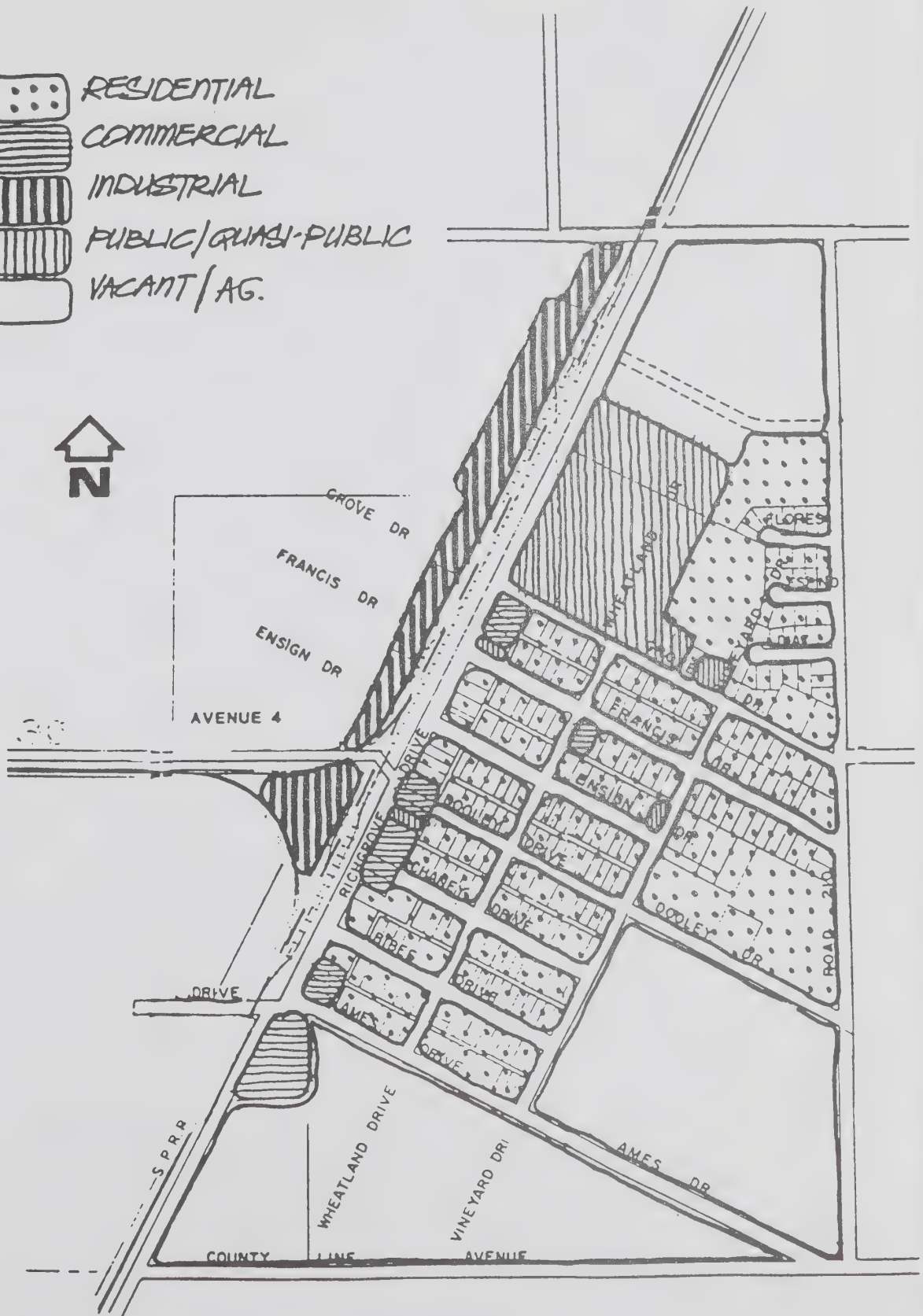
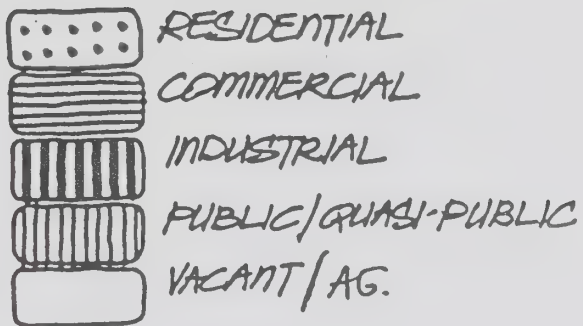
DATE	INITIAL	REVISION

APPROVED BY TULARE COUNTY PLANNING COMMISSION
 RESOLUTION NO. 6364
 CERTIFIED [Signature] DATE 5/27/87
 ADOPTED BY TULARE COUNTY BOARD OF SUPERVISORS
 RESOLUTION NO. 87-0872
 CERTIFIED [Signature] DATE 6/30/87

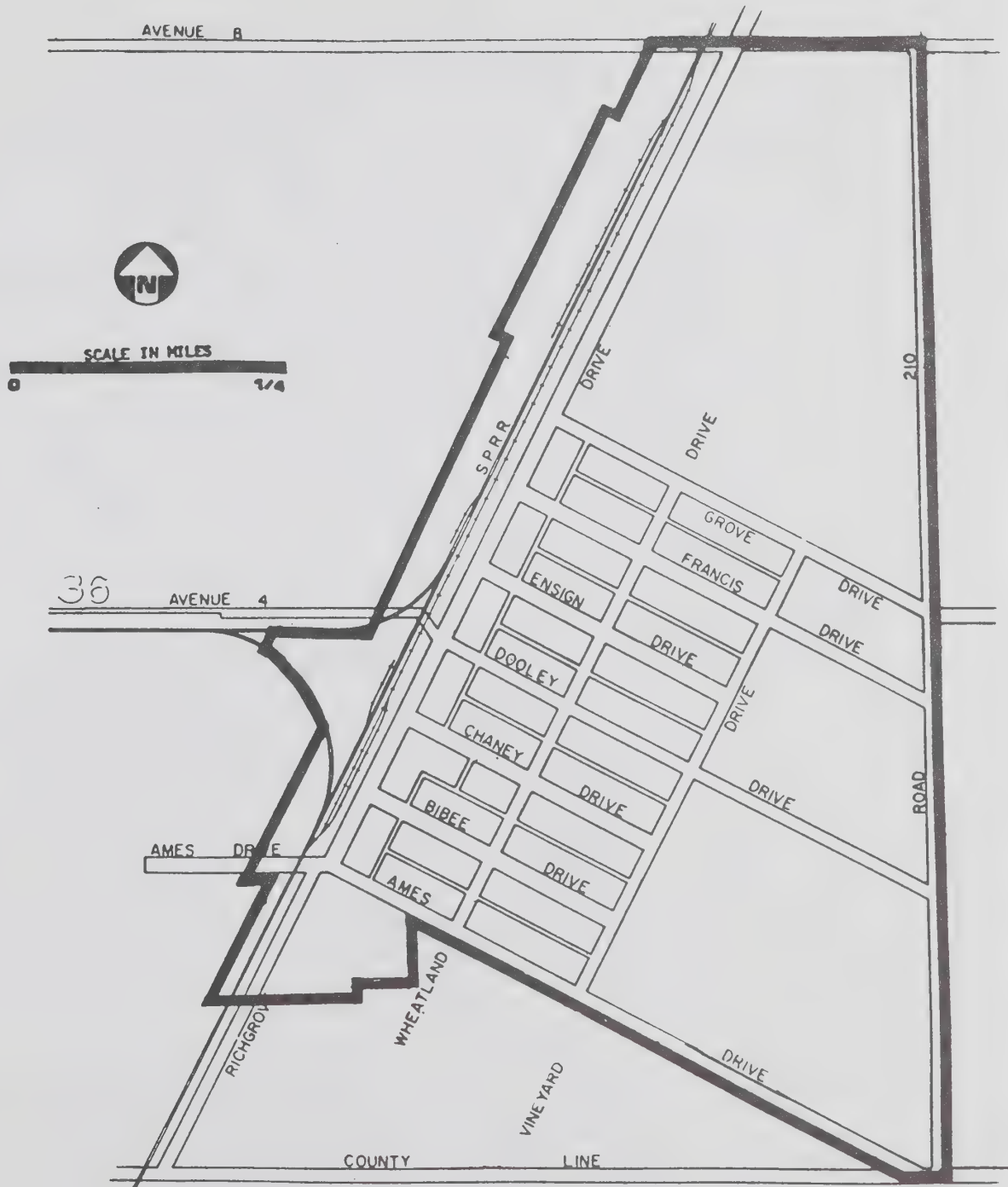
TULARE COUNTY GENERAL PLAN
AMENDMENT 87-04
COMMUNITY PLAN

RICHGROVE

Existing Land Use



RICHGROVE COMMUNITY SERVICES DISTRICT



— EXISTING DISTRICT BOUNDARY - JANUARY 1, 1981

FINAL
ENVIRONMENTAL IMPACT REPORT
RICHGROVE COMMUNITY PLAN
GPA 87-04
State Clearinghouse # 87052502

Prepared by
Tulare County Building and Planning Department
June, 1987

ENVIRONMENTAL DOCUMENT
ENVIRONMENTAL IMPACT REPORT
FINAL

FINAL STATEMENT:

According to the California Environmental Quality Act of 1970 Guidelines, Article 9, Section 15132, the Final EIR shall consist of the Draft EIR, a section listing organizations and persons consulted, and comments received through the consultation process, either verbatim or in summary. Also to be included are the responses of the Lead Agency to those significant environmental issues raised in the review and consultation process. Comments on the Draft EIR are verbatim (see attached letters). Responses to those comments are as follows:

Response to comments by the Tulare County Health Department:

The T.C. Health Department made four specific comments on the Draft EIR. The first involved abandoned wells being abandoned as per County and State Health Standards. The Richgrove CSD is required to file a Notice of Intent with the County Health Department prior to abandoning any well. Enforcement of standards of abandonment falls within the jurisdiction of the T. C. Health Department.

The second comment pertains to requiring a water wagon on site during the construction of any new sewer lines to control dust emissions. On ministerial types of permits (i.e. building permits), the County cannot attach this type of condition to a project. This type of requirement, however, is a standard condition of approval on any discretionary permit and would be attached to any discretionary project as recommended by the Tulare County Health Department.

The third comment involved designating the Richgrove area as a no-burn area for the burning of household wastes. The area is already designated as a no-burn area by the Tulare County Air Pollution Control District with enforcement responsibility lying with the T.C. Air Pollution Control District.

The final comment stated that all waste debris be disposed of at an approved county landfill. Solid waste from the Richgrove area is removed by a private contractor and disposed of at the Earlimart landfill, a county approved facility.

Response to comments by the Tulare County Housing Authority:

No response necessary.

Response to comments by the Tulare County Fire Warden:

No response necessary.

Response to comments by the Kern County Department of Planning and Development Services:

No response necessary.

Response to comments by the Tulare County Public Works Department:

Comments noted. No response necessary.

Response to comments by the California Department of Food and Agriculture:

The CDFA noted that they support the Richgrove Community Plan but were concerned about the lack of a buffer between urban and agricultural uses. Current zoning around the community is R-A (Rural Residential) to the south and east, M-1 (Light Industrial) to the west, and the entire community is bounded by the Urban Development Boundary. All properties abutting the proposed Urban Development Boundary are currently within the Williamson Act and it would not be realistic to designate these lands for any use other than "Agriculture". Roads to the south, east and north of the community also act as buffers between agricultural and residential uses. As Richgrove is a small agricultural community staff feels these "buffers" are appropriate and adequate.

ORGANIZATIONS AND PERSONS CONSULTED DURING REVIEW OF THE DRAFT EIR

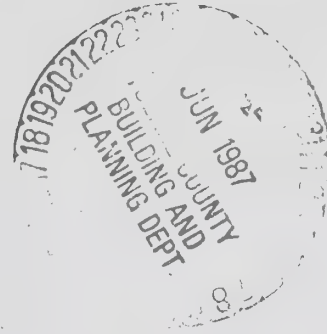
Tulare County Health Department
Tulare County Fire Warden
Tulare County Sheriff's Department
Tulare County Public Works Department
Tulare County Housing Authority
Tulare County Flood Control Engineer
Tulare County Building and Planning Department
Tulare County Redevelopment Agency
Richgrove Community Services District
Richgrove Elementary School District
Delano Joint Unified High School District
Self Help Enterprises
Southern California Edison Company
Southern California Gas Company
Pacific Bell Telephone Company
Kern County Planning Department
State Office of Planning and Research (State Clearinghouse)
State Department of Resources
State Department of Conservation
State Department of Fish and Game
State Department of Parks and Recreation
State Regional Water Quality Control Board
State Department of Transportation
State Department of Health Services
State Department of Food and Agriculture
Public Utilities Commission

OFFICE OF PLANNING AND RESEARCH

1400 TENTH STREET
SACRAMENTO, CA 95814



June 25, 1987



Ken Cordes
Tulare County
County Courthouse #111
Visalia, CA 93291

Subject: Richgrove Community Plan EIR
SCH# 87052502

Dear Mr. Cordes:

The State Clearinghouse submitted the above named draft Environmental Impact Report (EIR) to selected state agencies for review. The review period is closed and the comments of the individual agency(ies) is(are) enclosed. Also, on the enclosed Notice of Completion, the Clearinghouse has checked which agencies have commented. Please review the Notice of Completion to ensure that your comment package is complete. If the package is not in order, please notify the State Clearinghouse immediately. Your eight-digit State Clearinghouse number should be used so that we may reply promptly.

Please note that recent legislation requires that a responsible agency or other public agency shall only make substantive comments on a project which are within the area of the agency's expertise or which relate to activities which that agency must carry out or approve. (AB 2583, Ch. 1514, Stats. 1984.)

These comments are forwarded for your use in preparing your final EIR. If you need more information or clarification, we suggest you contact the commenting agency at your earliest convenience.

Please contact Peggy Osborn at 916/445-0613 if you have any questions regarding the environmental review process.

Sincerely,

David C. Nunenkamp
Chief
Office of Permit Assistance

cc: Resources Agency

Enclosures

1. Project Title: Richgrove Community Plan EIR
 2. Lead Agency: Tulare County
 3a. Street Address: County Courthouse #111
 3b. City: Ukiah
 3c. County: Tulare
 3d. Zip: 93291
 3e. Phone: 209-733-6303
 PROJECT LOCATION 4. County: Tulare
 4a. City/Community: Richgrove
 4b. Assessor's Parcel No.: _____
 4c. Section: _____
 4d. Township: _____
 4e. Range: _____
 5a. Cross Streets: _____
 5b. For Rural, Nearest Community: _____

6. Within 2 miles: a. State Hwy # _____ b. Airports _____ c. Railways: SPRR d. Waterways _____

7. DOCUMENT TYPE

01. NOI 05. NOE
 02. Early Cons 07. NOC
 03. Reg Dec 08. NOI
 04. X Draft EIR
 Supplement/
 Subsequent EIR
 (Prior SCH No.: _____)

06. NOI 11. Draft EIR
 10. FOUO 12. EA

09. OTHER
 13. Joint Document
 14. Final Document
 15. Other

8. LOCAL ACTION TYPE

01. General Plan Update
 02. New Element
 03. X General Plan Amendment
 04. Master Plan
 05. Amendment
 06. Specific Plan
 07. X Community Plan
 08. Redevelopment
 09. Remodel
 10. Land Division
 (Subdivision, Parcel Map, Tract Map, etc.)
 11. Use Permit
 12. Waste Mgmt Plan
 13. Cancel Ag Preserve
 14. Other

9. DEVELOPMENT TYPE

01. Residential Units _____ Acres _____
 02. Office Sq. Ft. _____ Employees _____
 03. Shopping/Commercial Sq. Ft. _____
 04. Industrial Sq. Ft. _____
 05. Water Facilities MGD _____
 06. Transportation Type _____
 07. Mining Mineral _____
 08. Power Type _____ Watts _____
 09. Waste Treatment Type _____
 10. OCB Related
 11. Other

10. TOTAL ACRES:

12. PROJECT ISSUES DISCUSSED IN DOCUMENT

01. Aesthetic/Visual 08. Flooding/Drainage
 02. Agricultural Land 09. Geologic/Seismic
 03. Air Quality 10. Jobs/Housing Balance
 04. Archaeological/Historical 11. Minerals
 05. Coastal Zone 12. Noise
 06. Economic 13. Public Services
 07. Fire Hazard 14. Schools

11. TOTAL JOBS CREATED:

15. Septic Systems 23. Water Quality
 16. Sewer Capacity 24. Water Supply
 17. Social 25. Wetland/Riparian
 18. Soil Erosion 26. Wildlife
 19. Solid Waste 27. Growth Inducing
 20. Toxic/Hazardous 28. Incompatible Landuse
 21. Traffic/Circulation 29. Cumulative Effects
 22. Vegetation 30. Other

13. FUNDING (approx) Federal \$ _____ State \$ _____ Total \$ _____

14. PRESENT LAND USE AND ZONING:

15. PROJECT DESCRIPTION:

The unincorporated community of Richgrove is designated in the 1964 Tulare County General Plan as a "Rural Service Center". Due to its current size it has been determined that it is appropriate to develop a community plan for the Richgrove area. The community plan involves the designation of lands for various types of urban uses as listed below:

Residential
 Commercial
 Public/Quasi-Public
 Industrial

16. SIGNATURE OF LEAD AGENCY REPRESENTATIVE:

NOTE: Clearinghouse will assign ident. from a Notice of Preparation or

In addition to land use designations, the community plan contains designations for the circulation system. The Plan also establishes an Urban Development Boundary around the community that replaces the current Urban Area Boundary. Exhibits depicting the proposed land use designations and urban boundary alignments are included in the draft Richgrove Community Plan attached to this EIR.

CLEARINGHOUSE CONTACT:

Reggy L Osborn

STATE REVIEW BEGAN:

DEPT. REVIEW TO AGENCY: 5/26

AGENCY REVIEW TO SCH:

SCH COMPLIANCE:

* 30 day review

W/C N/C

RESOURCES
 BOATING
 CONSERVATION
 FISH & GAME
 FORESTRY
 DEPT. WATER RESOURCES
 RECREATION BD
 PARKS & REC / OHP
 NATIVE AM HERIT COMM
 BY CONS/DEV COMM
 COASTAL COMM
 ENERGY COMM
 STATE LANDS COMM
 AIR RESOURCES BD
 SOLID WASTE BD
 ST. WAT RES CONT BD:
 WATER QUAL (4th F1)
 WATER RTS (3rd F1)
 ELIM. LTR GRANTS (2d F1)

W/C N/C

REGL WQCB 5 Jesno
 CALTRANS # 6
 DEPT. TRANS. PLANNING
 AERONAUTICS
 CAL. HWY. PATROL
 HOUSING & COM. DEV
 HEALTH SERVICES
 FOOD & AG
 PUC
 PUBLIC WORKS
 CORRECTIONS
 GENERAL SERVICES
 OLA (SCHOOLS)
 SANTA MON MTN CONS
 COLORADO RIVER BD
 TAHOE REGL PLNG AGCY
 COASTAL CONSERVANCY
 OUSA - OPR
 COASTAL - OPR
 OTHER

(SCH copy out)
 (Revised 1/87)

Memorandum

To : Ms. Peggy Osborn
State Clearinghouse
Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, California 95814

Date : June 22, 1987

Place : Sacramento

From : Department of Food and Agriculture --1220 N Street, Room 104
Sacramento, CA 95814

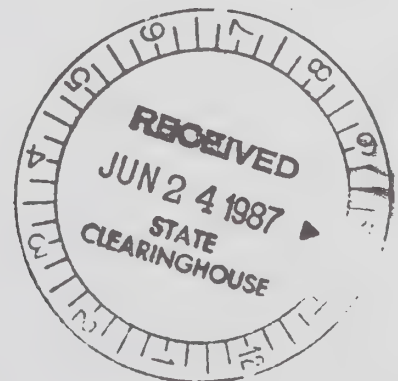
Subject: SCH No. 87052502 -- Richgrove Community Plan GPA 87-04

The California Department of Food and Agriculture (CDFA) has reviewed the Draft Environmental Impact Report (DEIR) for the above referenced Community Plan.

The CDFA supports this plan, as no agricultural land will be or is planned to be taken out of production. One area of concern not covered by the DEIR is the maintenance of buffer zones between urban and agricultural uses. The plan might include requirements for buffers to reduce the impacts of agriculture on residential, public (i.e., schools), and commercial uses, and the impacts of these urban areas on agriculture.



for Ilona Rice
Research Assistant
(916) 322-6832



TULARE COUNTY

DEPARTMENT OF HEALTH SERVICES



Ronald W. Probasco
Director

James Pendelton, Jr., M.D.
Health Officer

June 1, 1987

REPLY TO
OFFICE CHECKED:

County of Tulare
Project Planner
Planning Department

Attn: Ken Cordes

Re: Draft E.I.R. - Richgrove
G.P.A. 87-04

[] Hillman Health Ctr.
1062 South 'K' St.
Tulare, CA 93274
(209) 686-3461

Dear Mr. Cordes;

This office is in receipt of the above referenced matter. Based on the information provided we offer the following comments:

[] Dinuba Health Ctr.
1451 E. El Monte
Dinuba, CA 93618
(209) 591-0942

1. All abandoned wells shall be properly abandoned as per Tulare County and State Health Standards.
2. Any construction of new sewer lines will require the obtaining and maintaining a water wagon on site to wet down roads to control fugitive dust emissions.
3. The area in question will be designated as a no-burn area for the burning of household waste debris as per Tulare County Air Pollution Rules and Regulations.
4. All waste debris shall be disposed of at an approved county landfill.

[] Lindsay Health Ctr.
900 North Sequoia
Lindsay, CA 93247
(209) 562-6391

[] Porterville Health Ctr.
378 North 2nd
Porterville, CA 93257
(209) 784-7800

If you have any questions on the above please call (209) 733-6441.

Sincerely,

J.W. Johnson
Environmental Health Specialist
Division of Environmental Health

JWJ/dm

Visalia Health Ctr.
County Civic Ctr.
Visalia, CA 93291
(209) 733-6342

X Environmental Health
County Civic Ctr.
Visalia, CA 93291
(209) 733-6441



Housing Authority

OF THE

County of Tulare

5140 WEST CYPRESS STREET
Post Office Box 791 • Phone 627-3700
VISALIA, CALIFORNIA 93279

May 22, 1987

Mr. Ken Cordes, Planner II
Building & Planning Department
County of Tulare
County Courthouse, Room 111
County Civic Center
Visalia, CA 93291

Dear Ken:

I have reviewed the Draft E.I.R., G.P.A. 87-04, for the Community of Richgrove. We discussed the elimination of a significant, potentially urban agricultural land in the southeast sector of the Old Urban Boundry, but your knowledge of the present tax status of the property and the minimum 40 years before urbanization could begin, plus 5 year updates of the Urban Boundry, alleviated years of increased land costs due to reduced supply.

My belief is that the Draft E.I.R. is adequate.

Sincerely,

HOUSING AUTHORITY OF THE COUNTY OF TULARE



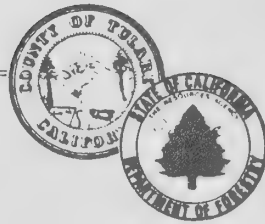
ROGER M. BARR
Assistant Executive Director

RMB:ja



FIRE WARDEN of the COUNTY of TULARE

1968 South Lovers Lane — Phone (209) 732-5954
VISALIA, CALIFORNIA 93277



June 10, 1987

Tulare County Building and Planning Department
County Civic Center
Courthouse, Room 111
Visalia, CA 93291

Attention: Ken Cordes, Project Planner

Dear Mr. Cordes:

Subject: Draft EIR for the Richgrove Community Plan/GPA 87-04.

In reference to the above-mentioned item, we have no further comments.

If you have any questions, please contact James S. Barron at 732-5954.

Sincerely,

EVAN D. LONG
FIRE WARDEN

By *James S. Barron*

James S. Barron
Fire Protection Planning Officer

JSB:tc



DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES

RANDALL L. ABBOTT
DIRECTOR

STEVEN G. LADD
Assistant Director

Mailing: 1415 Truxtun Avenue
Bakersfield, CA 93301
Location: 1356 Norris Road
Bakersfield, CA 93308

(805) 861-2615

June 15, 1987

FILE: Agency
Tulare County
Env. Rev. 1987

County of Tulare
Building and Planning Department
Attention: Ken Cordes
Room 111, County Courthouse
Visalia, CA 93291

Re: Draft EIR for Richgrove Community Plan

Dear Mr. Cordes:

This office has reviewed the draft EIR for the Richgrove Community Plan and have no comments.

Thank you for the opportunity to review this matter.

Very truly yours,

RANDALL L. ABBOTT, Director
Planning and Development Services

Maggie Primer

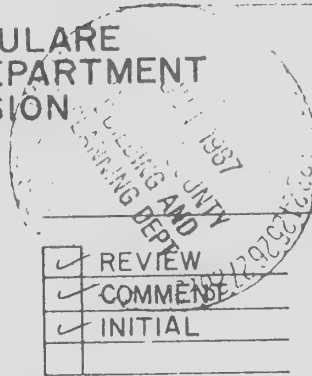
By Maggie Primer
Associate Planner

MP:cms



DWP-7

**COUNTY OF TULARE
PUBLIC WORKS DEPARTMENT
TRANSMISSION**



5/21 19 87

FROM	TO	INITIAL
PUBLIC WORKS DIRECTOR	✓	
ASSISTANT P.W.D. (ROADS)	✓	
ASSISTANT P.W.D. (P.SER.)	✓	
DESIGN ENGINEER		
DRAINAGE ENGINEER	✓	<i>HJK</i>
TRAFFIC ENGINEER	✓	<i>PH</i>
RIGHT OF WAY AGENT	✓	<i>PH</i>
ACCOUNTANT		
MAPPING (SURVEYOR)	✓	<i>PH</i>
ROAD USE INVESTIGATOR		
CONSTRUCTION ENGINEER	✓	
FLOOD CONTROL ENGINEER	✓	<i>HJK</i>
MAINTENANCE ENGINEER	✓	<i>D.N.</i>
REFUSE DISPOSAL SUPT.		
YARD NO. 1 - SUPT.		
YARD NO. 2 - SUPT.		
YARD NO. 3 - SUPT.		
EQUIPMENT SUPT.		
YARD NO. 4 - SUPT.		
YARD NO. 5 - SUPT.	✓	<i>PH</i>

<input checked="" type="checkbox"/>	REVIEW
<input checked="" type="checkbox"/>	COMMENT
<input checked="" type="checkbox"/>	INITIAL

<input checked="" type="checkbox"/>	INFORMATION
<input checked="" type="checkbox"/>	ACTION
<input checked="" type="checkbox"/>	RETURN
<input type="checkbox"/>	FILE

MESSAGE *Circulate and return to*
FIK. Bay redevelopment plan should
include a storm drain system.
The drainage now puddles until
deep enough to flow along the
roadside to low areas. HJK

All county roads within the area of the UOB meet county standard road widths with the exception of Ave 4 west of Richgrove Drive. Ave 4 has an existing R/W width of 50 feet. It should also be noted that Dooley Drive East of Vineyard Drive and Road 21 between Ave 0 and Ave 8 as shown on the map of the Richgrove Proposed Land Use Plan are not within the county maintained road system. PH.

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I. SUMMARY

The County of Tulare is proposing to develop a community plan for the unincorporated community of Richgrove. Richgrove is currently designated as a "Rural Service Center" by the 1964 Tulare County General Plan. Due to changes in growth rates and available community services, it has been determined that it is appropriate to develop a community plan for Richgrove.

The proposed community plan involves the designation of areas within the community for specific types of land use. Designations to be included in the plan are as follows:

Residential
Commercial
Industrial
Public/Quasi-Public

The plan also consists of an evaluation of Urban Boundary alignments. The current Urban Area Boundary encompasses more area than is necessary to accommodate urban growth through the planning period and will be replaced by an Urban Development Boundary, as per recent amendments to the Urban Boundaries Element of the Tulare County General Plan, to more accurately reflect the growth potential of the community.

The Environmental Impact Report evaluates the proposed changes in land use designations and subsequent rezoning of areas to conform with the new land use designations. The main areas of possible significant effects identified in the Initial Study are as follows:

- * Impacts on Community Water System
- * Impacts on Community Sewer System
- * School District impacts
- * Changes in Land Use Designations
- * Rezoning Impacts
- * Circulation System Designations

Each area of possible significant effect is discussed in detail within the document. Less significant effects and potential beneficial effects of the project are discussed within the body of the report. The following is a summary of potential significant effects and possible mitigation measures.

Note: The Initial Study identifies the conversion of agricultural lands as a possible impact. This was due to the inclusion of a 40.52 acre parcel, developed to agricultural uses, within the proposed Urban Development Boundary. It has been determined that it is not appropriate to include this parcel within the UDB and so this possible effect is not discussed in this EIR.

Potential Significant Environmental Effects and Mitigation Measures

IMPACT: Community Water System

MITIGATION: Requirement of payment of connection & service fees.

IMPACT: Community Sewer System

MITIGATION: Requirement of payment of connection & service fees.

IMPACT: School District Impacts

MITIGATION: Establishment of either impact or development fees to provide facilities to accommodate increased enrollments.

IMPACT: Changes in Land Use Designations

MITIGATION: None, Impacts determined to be insignificant.

IMPACT: Rezoning Impacts

MITIGATION: None, Impacts determined to be insignificant.

IMPACT: Circulation System Designation

MITIGATION: None, Impacts determined to be insignificant.

II. INTRODUCTION

A. Purpose of the Environmental Impact Report (EIR)

The California Environmental Quality Act (CEQA) of 1970, as amended, requires EIR's to be prepared for all projects which may have a significant effect on the environment. The Tulare County Building and Planning Department, through the preliminary review process, has determined that the proposed Richgrove Community Plan may have significant effects on the environment. Therefore, an EIR is required for the project.

An EIR is an informational document which will inform decision-makers and the general public of the significant environmental effects of a project. These effects are discussed and analyzed in the report concluding with identifying possible ways to minimize the significant effects. Information contained in the EIR as well as additional information regarding the project received by the County, shall be considered by the Tulare County Planning Commission and the Tulare County Board of Supervisors.

It is important to note that CEQA does not require the information in the EIR to dictate the ultimate decision on a project. However each decision making body must respond to each effect identified in the EIR by making findings with a brief rationale for each finding.

B. EIR Review Process

The Draft EIR (DEIR) will be subject to a 30 day review period, during which individuals, interested agencies and organizations can offer their comments as to the adequacy of the DEIR. The comments and questions on the DEIR received during the review period will be compiled in the Final EIR, together with the responses to those comments and questions, prepared by the Tulare County Building and Planning Department.

III. PROJECT DESCRIPTION

A. General Location:

The community of Richgrove is located in the southeastern San Joaquin Valley, approximately 30 miles north of Bakersfield and 75 miles southeast of Fresno.

B. Project Description:

The unincorporated community of Richgrove is designated in the 1964 Tulare County General Plan as a "Rural Service Center". Due to its current size it has been determined that it is appropriate to develop a community plan for the Richgrove area. The community plan involves the designation of lands for various types of urban uses as listed below:

- Residential
- Commercial
- Public/Quasi-Public
- Industrial

In addition to land use designations, the community plan contains designations for the circulation system. The Plan also establishes an Urban Development Boundary around the community that replaces the current Urban Area Boundary. Exhibits depicting the proposed land use designations and urban boundary alignments are included in the draft Richgrove Community Plan attached to this EIR.

C. Intended Use of EIR:

This EIR contains a discussion of the environmental consequences of the Richgrove Community Plan which will be used by the Tulare County Planning Commission and Board of Supervisors during deliberations regarding the adoption of the Plan. In addition, this EIR may be used as all or a portion of an environmental document for proposed development projects within the Richgrove planning area which are consistent with the adopted plan.

IV. ENVIRONMENTAL SETTING

A. Geographical Setting:

Richgrove is situated in the southeastern San Joaquin Valley, bordered on the east by the foothills of the Sierra Nevada Mountains. The community is located on the shallow sloping valley floor created during the uplift of the Sierra Nevada. Elevations within the community range from 500 to 530 feet above sea level. Alluvial deposit from the White River encompass most of the community forming a gently sloping plain with a generally western aspect.

B. Climate:

Hot, dry summers and mild winters characterize the San Joaquin Valley. Rainfall averages approximately 10 inches annually. Mean monthly air temperatures range from 46 degrees F to 85 degrees F.

The valley area is characterized by a "Mediterranean" type climate with cool moist winters and hot dry summers. Approximately 85% of the precipitation occurs between November and April and the frost-free season usually exceeds nine months. A thermal belt exists in the east valley area along the base of the foothills of the Sierra Nevada, including the Richgrove area, enabling the production of frost-sensitive tropical fruits including citrus, avocados, and olives.

Another major climatic feature of the valley is the radiation fogs that occur during the winter months. These fogs are more severe and persist longer at lower elevations.

The Visalia-Fresno area has seasonal air flows with wind direction in the spring, summer, and fall tending from the northwest and winter winds tending from the west.

C. Soils:

The basic industry in Tulare County is agriculture due to the fact that nearly 95% of the land on the valley floor is arable. Agricultural production is enhanced by the existence of vast amounts of prime agricultural soils (Capability Class I and II as determined by the Soil Conservation Service). Prime agricultural lands are defined as those lands suitable for sustaining high yields of most climatically adapted crops with minimum costs of development and management due to the absence of major limitations in land characteristics. It should be noted that the lands best suited for cultivation are also those best suited for urban development. Soils found within the project area are as follows:

Soil Types

<u>Soil Name</u>	<u>Capability</u>
Exeter loam:	Class III (irrigated); Class IV (non-irrigated) - moderately good cultivable land; moderately suited to urban development.
Exeter sandy loam:	Class III (irrigated); Class IV (non-irrigated) - moderately good cultivable land; moderately suited to urban development.
Greenfield sandy loam:	Class I (irrigated); Class IV (non-irrigated) - prime farmland; well suited to urban development.

For definitions of soil classes, please refer to Appendix

D. Vegetation & Wildlife

Vegetation native to the Richgrove-San Joaquin Valley area includes Stipa annual grasses, California oakwoods, tule marshes, California Steepe and Artriplex sacrobatus brush and shrub communities. The Stipa annual grasses occupy the largest portion of nonagricultural lands in the valley. Most of the original grasslands in the Richgrove area have been replaced by cultivated crops due to the increased availability of water for irrigation. Noncultivated areas are limited primarily to urbanized areas, rough terrain, or areas without easy access to irrigation water. A list of rare and endangered plant species found in Tulare County is contained in the Tulare County Biological Resources Element, an unadopted element of the Tulare County General Plan. No rare or endangered plant species are known to occur in the project area.

Animal species in the proposed project area are typical of those found throughout Tulare County. A list of rare and endangered animal species is also found in the Biological Resources Element and shows Richgrove to be within the historic habitat of the Giant Garter snake, a rare animal and the San Joaquin Kit Fox, an endangered species.

E. Air Quality

Richgrove is situated within the San Joaquin Air Basin, a basin covering more than 25,000 square miles with approximately 50 square miles of inland water. The Air Basin extends from the Sacramento River Delta in the north to the southern portion of Kern County and is bounded by the Coast Range to the west, the Sierra Nevadas to the east, the Tehachapi Mountains to the south, and the Sacramento Valley and Mountain Counties Air Basin to the north.

The San Joaquin Valley experiences conditions unusually favorable to the development of air pollution. Light winds and stable atmospheric conditions provide frequent opportunities for pollutants to accumulate in the atmosphere. The general air circulation patterns permit the transportation of pollutants over long distances along the axis of the valley. Air pollution is most likely to occur when the atmosphere is stable and winds light over a long period of time. Photochemical smog in the summer is enhanced by the light winds and the almost unbroken succession of warm, sunny days. In the fall and winter the atmosphere is often stable with only light winds for long periods of time. Often, in winter, a temperature inversion occurs at or near the ground surface and tule fog conditions prevail. Under such conditions, pollutants in the atmosphere are not rapidly dispersed.

Other factors, beside area climate and meteorology, contribute to area air quality. The agricultural, industrial, and travel characteristics of persons living and working in Tulare County and the Air Basin generate materials which pollute the air. Concentrations of gaseous pollutants are largely generated by mobile and stationary sources. These pollutants include photochemical oxidants, carbon monoxide, nitrogen dioxide, sulfur dioxide, and hydrocarbons.

Agriculture and related industries (considered stationary sources) being the dominant industry within Tulare County and the Air Basin, are the main contributors of particulate matter or TSP, Total Suspended Particulates. Of all the stationary sources combined, agriculture continues to contribute the largest percentage of particulate matter in the Air Basin measured in tons per day of average daily emissions: 36% in 1970 and 86% in 1979, and 32% in 1970 and 84% in 1979 of all sources in the Air Basin.

Mobile sources are the main contributors of organic gases and oxides of nitrogen which are precursor materials for the generation of photochemical smog in the atmosphere. Mobile sources were responsible for 53% and 22% respectively in 1970 and 1979 of total organic gases and 63% and 62% of oxides of nitrogen in the Air Basin. Mobile sources contributed 82% of the total carbon monoxide pollutants in 1979; motor vehicles constituted 78% of all mobile sources in the Air Basin. While the mobile source contribution of carbon monoxide in the Air Basin was similar in 1970 (83%), the motor vehicle portion of mobile source total was down from 94% in 1970.

Specific air quality data for the Richgrove area is not available; the closest monitoring station is located in Visalia. Air Quality conditions in the Visalia area for 1982 are as follows:

1982 Visalia Air Quality

Pollutant	Standard	Highest Value	Annual Mean
Ozone	0.10 ppm for 1 hr.*	0.13	0.029 all hours 0.058 dly. max. hr.
Carbon Monoxide	40 ppm for 1 hr.*	10.0	5.10 8 hour mean
Nitrogen Dioxide	0.25 ppm for 1 hr.*	0.16	0.020 all hours 0.041 dly. max. hr.
Sulfur Dioxide	0.5 ppm for 1 hr.*	0.02	0.000 all hours 0.002 dly. max. hr.
Suspended Particulates	100 ug/m ³ for 24 hrs.*	189	82.9 geometric mean

 * State of California, Air Resources Board Standards

Source: State of California, Air Resources Board, Summary of 1982 California Air Quality Data, 1982

F. Hydrology

Surface water in the Richgrove area is obtained from the Friant-Kern Canal. Groundwater is divided into three vertical zones: (1) water that is unconfined or semiconfined and has fairly free flow to the surface, (2) water that is confined below the hardpan and other confining beds, and (3) brackish and saline connate water or modified connate water that underlies most of the valley to the basement complex. The California Department of Water Resources water table map for the area shows groundwater in the principal unconfined aquifer at a depth of approximately 175 feet in 1986. A review of the watertable maps for the past 20 years shows that the water has risen from a depth of 350 feet in 1970 to the current depth.

G. Archaeology

No known archaeological sites exist in the Richgrove area.

H. Land Use & Demographics

Land Use: Richgrove is primarily a residential community of primarily single family homes. Many parcels contain more than one dwelling with many travel trailers utilized as temporary housing for migrant populations. A commercial area exists along the east side of Richgrove Drive and is composed mainly of service and neighborhood commercial type uses. The industrial area along the west side

of Richgrove Drive is comprised of packing and cold storage operations. The general breakdown of existing land uses within the community is as follows:

<u>Land Use Category</u>	<u>% Total Acreage</u>
Residential	36
Commercial	4
Industrial	10
Public Facilities	15
Vacant	35
Total	100

Source: Staff Land Use Survey, March, 1987

Demographics: In recent years, Tulare County has been among the more rapidly growing counties in California. Estimates from the California Department of Finance for 1987 indicate Tulare County Population to be 287,853, an increase of 17% over the 1980 U.S. Census figure of 245,738. The state does not make estimates of the population of unincorporated communities. Using the county growth rate, population projections were developed by the staff of the Tulare County Association of Governments. Projections over the next twenty years are as follows:

Richgrove Population Estimates

<u>Year</u>	<u>Population</u>
1986	1,629
1990	1,805
1995	2,052
2000	2,333
2005	2,653

Source: TCAG Staff

I. Transportation & Circulation

Currently none of the streets within the community are classified under the Tulare County Circulation Element. Traffic count data for the area obtained from the Tulare County Public Works Department show Richgrove Drive to have, by far, the highest average daily count of 2,700 trips. All other streets within the community experienced counts on the average of 100 trips with the exception of an average on Ames Drive of 250 trips.

J. Community Facilities

Domestic Water: Domestic water within the community is supplied through the community water system operated by the Richgrove Community Services District.

Sanitary Sewer Service: The community sewage collection system is also owned and operated by the Richgrove Community Services District.

Solid Waste: Solid waste disposal service is provided by the South-Tulare Richgrove Disposal Service, a private contractor. Waste from Richgrove is disposed of at the Earlimart land fill site.

Utilities: Electrical service is provided by the Southern California Edison Company and natural gas is supplied by the Southern California Gas Company. Telephone service is provided by Pacific Bell.

Fire Protection: Fire protection is supplied by the Tulare County Fire Station No. 30 located on Grove Drive in Richgrove. Backup is supplied by Stations No. 21, 28, and 33, located in Earlimart, Terra Bella, and Ducor respectively. Response times from these stations to Richgrove are approximately 15 minutes, 16 minutes, and 10 minutes, respectively.

Ambulance service is provided by Delano Ambulance Service with a response time of 8 to 10 minutes.

Police Protection: Police services are provided by the Tulare County Sheriff's Department sub-station in Porterville, located approximately 17 miles to the north of Richgrove. Response times vary depending on the location of officer at time of receipt of call.

Health Care Facilities: No health care facilities currently exist in Richgrove. Residents must travel to Terra Bella, Ducor, or Porterville for various health needs.

Parks and Recreation: The grounds of the Richgrove Elementary School are currently the only developed recreational facilities available to the community. While in need for improvements, it appears the community's needs are otherwise served by the school facilities.

Schools: Richgrove Elementary School District operates the only school within the community. The district, at present, has not adopted development fees to offset impacts of new residential construction. Should the district require expansion, it owns approximately 5 undeveloped acres adjacent to and east of the current school building. Enrollment in the district was 520 in 1982 and is currently 420. The District has the capacity to accommodate approximately 550 students. (Source: J. Logsdon, Richgrove Elementary School District). Richgrove is within the Delano Joint Unified High School District and the District has not indicated any problems in serving projected enrollments.

Storm Drainage: The only storm drainage facilities within the planning area are those installed in recent development projects.

K. Compatibility with Existing Plans

Tulare County General Plan:

Land Use Element: The Land Use Element of the Tulare County General Plan designates Richgrove as a "Rural Service Center". Adoption of the Richgrove Community Plan will designate specific land uses within the community.

Urban Boundaries Element: The Urban Boundaries Element (UBE) currently designates an Urban Area Boundary for the community. Under the Richgrove Community Plan, an Urban Development Boundary will be established and the Urban Area Boundary eliminated in accordance with recent amendments made to the UBE.

Open Space Element: The Open Space Element currently designates the Richgrove area for "Intensive Agriculture". This element will be amended by adoption of the Richgrove Community Plan to show the area within the proposed UDB to be for "Urban Expansion".

Circulation Element: The Circulation Element does not classify any of the streets in Richgrove. Amendments are under way to the element which will include the designation of Richgrove Drive as an arterial street. All other streets in the community function as local streets.

V. ENVIRONMENTAL IMPACT

A. POTENTIAL SIGNIFICANT ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

1. Impacts to the Community Water System

The community water system consists of two wells and the distribution system. The combined flow rate of the two wells averages approximately 1,100 gallons per minute (gpm). Recently one of the wells was found to be contaminated and a replacement well was drilled. At the writing of this report it appears that this new well may not be viable due to problems encountered during construction. It is fairly certain that a viable well will be in service within the next few months. Demands through the planning period will most likely exceed the capacity of the two wells and require the development of a third and possible fourth well.

Mitigation Measures:

The requirement of any new development to obtain a Letter of Intent to Serve from the Richgrove Community Services District prior to approval of any new development will ensure the water system's capacity is not exceeded. The requirement of payment of connection fees will ensure that the R.C.S.D. will have adequate funding to develop new well sites. These measures would mitigate impacts to an insignificant level.

2. Impacts to the Community Sewer System:

The community sewer system and treatment facility currently transport and treat approximately 160,000 gallons of effluent per day. The sewage treatment plant has the capacity to treat in excess of 220,000 gallons per day. Although the treatment plant does have the capacity to serve the projected population through the planning period, increased operational costs will be incurred by the District to treat increased amounts of effluent.

Some new lines will also be necessary to serve as yet undeveloped parcels.

Mitigation Measures:

The requirement of connection fees and payment of regular monthly service charges would mitigate the cost impact to an insignificant level.

Requiring developers to construct new lines or to incur some of the cost of new lines to serve various projects is a standard requirement on development projects.

These measures would mitigate the impact insignificant level.

3. Impacts to the School Districts:

The Richgrove Elementary School District has a current enrollment of 420 students and may have to accommodate an enrollment as high as 685 by

2005. The District is in the process of expanding its current facilities but will not be able to serve the increased enrollment through the planning period without additional funds to build more facilities.

Mitigation Measures:

The requirement of payment of impact or development fees would enable the district to expand its level of service. The District may choose, under AB 2926, to adopt development fees. These fees may only be implemented by the District and is, therefore, out of the jurisdiction of the County. Should the District decide that more acreage is required to accommodate projected enrollments, it does own the 5.83 acre parcel adjacent to and east of the existing school. Either way this impact can be mitigated to a level of insignificance.

4. Impacts of New Land Use Designations:

For the most part, lands designated for specific uses under the Richgrove Community Plan are already developed to the types of uses allowed under the new land use designations. In addition, those areas not yet developed are already zoned for the types of uses allowed under the new land use designations. Several parcels along Richgrove Drive developed to residential uses and designated commercial by the Plan are currently zoned for commercial development. The goals of the Plan do not discourage residential uses in conjunction with a business. Several parcels designated "Commercial", however, are developed solely to residential uses, which is discouraged by the Plan.

One parcel, at the southeast corner of the intersection of Wheatland Drive and Francis Drive, is designated for residential development under the Plan and contains a neighborhood market. This use will be considered legally non-conforming and will not be allowed to expand under the plan. It is an objective of the Plan that, at some point during the planning period, this parcel will be converted to a residential use.

Mitigation Measures:

In regards to undeveloped areas, any potential impacts identified to result from individual development proposals can generally be mitigated to an insignificant level through the application of various improvement standards and conditions of approval.

The residential uses along Richgrove Drive will be impacted in that, at some point, the owners may have to relocate. The Plan, however, does not require that these uses be eliminated and should affected the property owners desire, they can continue to utilize their property as legally non-conforming uses. No increases in density, however, would be permitted. Although this is an impact, it is insignificant.

In regards to the commercially developed parcel discussed above, the residential designation is less intensive a land use than the existing use and, thus, the proposed designation will not have a significant effect on the environment.

5. Impacts of Rezoning:

Should the Plan be adopted as proposed only two areas will have to be rezoned to bring zoning into conformance with the Plan. An area zoned C-1, located on the east side of Vineyard Drive, between Francis Drive and Dooley Drive is developed to single family residential uses. This area should be rezoned to R-A as are all adjacent properties. The other is the parcel zoned C-1 that was discussed in the paragraphs of No. 4 above. This parcel should be rezoned to R-2 as are all surrounding parcels.

Rezoning the area already developed to single family uses to a residential zone will not have any significant effect on the environment.

Rezoning the parcel developed with the commercial use to a residential zone conforming to that of surrounding properties will also have no significant effect on the environment.

Mitigation Measures:

No mitigation measures necessary as there is no significant effect.

6. Impacts of Circulation System Designations:

The designation of Richgrove Drive as an arterial and remaining streets in the community as local streets will not, in and of itself, generate any increase in traffic volumes.

Mitigation Measures:

No mitigation measures necessary as there is no significant effect.

B. SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

Adoption and implementation of the Richgrove Community Plan will not result in any unmitigated significant effects on the environment.

C. ALTERNATIVES TO THE PROPOSED PROJECT

Throughout this EIR, the analysis has focused on significant environmental effects which may result from the adoption of the proposed Richgrove Community Plan. The range of alternatives required in this EIR is governed by the "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice.

In this case there are only the two reasonable alternatives listed below.

Alternative 1:

Adoption of the proposed Plan with modifications would, most likely not result in any significant effect due to existing development patterns and available land. An alternative to the proposed plan would be to concentrate commercial development in a specific location rather than as a strip along Richgrove Drive. The most reasonable option under this

alternative would be to designate that area bounded by Grove Drive, Ensign Drive, Vineyard Drive, and Richgrove Drive as "Commercial" and remaining lands designated "Commercial" under the proposed plan be designated "Residential". This alternative would, most likely, have tremendous impacts on the community including the following:

Changes in Land Use: Most of the area is already developed to residential uses. These uses would have to relocate to some other area in the community. Existing commercial development along Richgrove Drive would have to relocate to the "new" commercial area.

Traffic: Traffic along Grove Drive, Ensign Drive, and Francis Drive would increase substantially. Substantial improvements, including repaving, curbs, gutter and the like, would be necessary to accommodate the increased traffic.

Public Safety: The elementary school would be separated from the residential area by three streets that, as noted above, would be experiencing increased traffic flows. This would require the installation of traffic control measures, stop signs or traffic signals for example, to allow for the safe traversing of these streets by children traveling to and from the school.

It appears that the "Commercial" designation of any other area, aside from the strip along Richgrove Drive, would have similar effects as Alternative 1. If this Alternative were chosen subsequent review of both this EIR and the proposed plan text would be required to determine exactly what new environmental issues would need to be addressed.

Due to the apparently more significant impacts which would result from the implementation of Alternative 1, the project as proposed appears to be the more environmentally superior alternative.

No Project Alternative:

The no project alternative could have a significant effect on the residents of the community in that redevelopment efforts in the community could be delayed and no specific coordinated guidelines would exist for future development in the community.

D. THE RELATIONSHIP BETWEEN SHORT-TERM USES OF THE ENVIRONMENT AND THE MAINTENANCE OF LONG-TERM PRODUCTIVITY

The proposed Richgrove Community Plan prescribes land use and circulation patterns for the community that will gradually develop over the planning period. Development occurring during this period will have long-term effects as it will likely commit future generations to the land use and circulation patterns established in the Plan. This commitment is considered to be beneficial because it will assist in the effectuation of the long-term overall land use planning goals of Tulare County.

E. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES WHICH WOULD BE INVOLVED
IN THE PROPOSED ACTION SHOULD IT BE IMPLEMENTED

The implementation of the proposed Plan will result in the establishment of land use and circulation patterns within the community. Effects of this action are considered to be beneficial because they will provide for the efficient use of planning resources and will help achieve Tulare County's overall land use planning objectives.

F. GROWTH INDUCING IMPACTS OF THE PROPOSED PROJECT

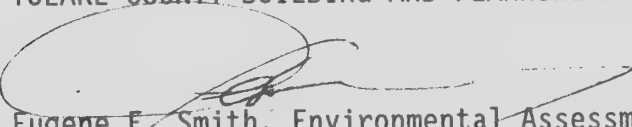
The proposed plan will encourage development to occur within the planning area. Land use designations established in the Plan are intended to satisfy the projected population of 2,653 in the year 2005, an increase of 64% over the 1986 population of 1,629. While this population increase is significant, the continued development of the Richgrove planning area is consistent with the overall land use planning goals of Tulare County. Thus, the growth inducing effects of the proposed Plan are considered desirable and necessary in fulfilling Tulare County's overall general plan policies.

VI. FINAL STATEMENT

Further comments from the public/private agencies and individuals that have been or will be notified are to be attached upon completion of this project. These statements, verbatim, will reflect the opinion of the persons and agencies consulted in reference to this document. Responses to the environmental issues raised in the review and consultation process will be addressed in the Final Environmental Impact Report, to be attached, upon its completion, to this Draft EIR.

Respectfully submitted,

TULARE COUNTY BUILDING AND PLANNING DEPARTMENT



Eugene E. Smith, Environmental Assessment Officer

Date: May 18, 1987

Review Period: 30 Days

Review Period Ends: June 18, 1987

VII. ORGANIZATIONS AND PERSONS CONSULTED

Tulare County Health Department
Tulare County Fire Warden
Tulare County Sheriff's Department
Tulare County Public Works Department
Tulare County Housing Authority
Tulare County Flood Control Engineer
Tulare County Building and Planning Department
Tulare County Redevelopment Agency
Richgrove Community Services District
Richgrove Elementary School District
Delano Joint Unified High School District
Self Help Enterprises
Southern California Edison Company
Southern California Gas Company
Pacific Bell Telephone Company

APPENDIX

Soil Classes

Class I:

Soils in Class I have few or no limitations or hazards.

Class II:

Soils in Class II have limitations or hazards. Simple conservation practices are needed when cultivated.

Class III:

Soils in Class III have more limitations or hazards than those in Class II. They require more difficult or complex conservation measures when cultivated.

Class IV:

Soils in Class IV have even greater limitations or hazards than those in Class III. Still more complex and difficult measures are needed when cultivated.

Class V:

Soils in Class V have severe limitations or hazards that make them generally unsuited for cultivation.

Source: U.S. Department of Agriculture, Soil Conservation Service,
Soil Survey of Tulare County, California, Central Part, 1982

ENVIRONMENTAL INITIAL STUDY

GPA 87-04

I. Background

1. Proponent: County of Tulare
2. Address: Room 111, County Courthouse
Visalia, CA 93291
3. Contact Person: Ken Cordes, Planner II
Telephone Number: (209) 733-6303
4. Project Title: GPA 87-04, Richgrove Community Plan
5. Project Description:

The unincorporated community of Richgrove is designated in the 1964 Tulare County General Plan as a "Rural Service Center". Due to its current size it has been determined that it is now appropriate to develop a community plan for the Richgrove area. Land use designations tentatively proposed to be included in the Richgrove Community Plan are as follows:

- Residential (Specific densities as yet undetermined)
- Commercial (Neighborhood & Service)
- Public & Quasi-Public
- Industrial
- Urban Reserve

It is appropriate, at this time, to review and amend the Urban Boundaries Element for the Richgrove area. Changes in growth rates and County service delivery have affected development patterns to the extent that the current Urban Area Boundary (UAB) no longer reflects the true growth potential of the community. In addition, due to amendments made to the Urban Boundaries Element of the Tulare County General Plan, establishment of an Urban Development Boundary (UDB) is appropriate at this time.

Tentative land use designations and UDB alignment are shown on the attached map.

6. Environmental Setting:

Richgrove is located in the southeastern San Joaquin Valley, bordered on the east by the foothills of the Sierra Nevada Mountains. The community is situated on the shallow sloping valley floor created during the uplift of the Sierra Nevada. Elevations within the community range between 500 and 530 feet above sea level. Alluvial deposits from the White River encompass most of the community forming a gently sloping plain.

7. Conformance with existing plans:

Urban Boundaries Element of the Tulare County General Plan

The current UAB was established in 1974. The Urban Boundaries Element calls for a review of boundary alignments once every 5 years. Development of a community plan will conform with the above policy in that this amendment will encompass a long overdue review of UAB/UDB alignments.

8. Issues to be addressed in the EIR:

1. Community water system impacts
2. Community sewer system impacts
3. School district impacts
4. Changes in land uses
5. Circulation

Initial Study Prepared By: Ken Cordes, Planner II
March 16, 1987

V. ENVIRONMENTAL IMPACTS CHECKLIST

Explanation and use of form:

The following checklist contains an extensive listing of the kinds of environmental effects which result from development projects. In using the checklist, the Building and Planning Department is required to determine whether any of the effects set forth in the checklist would apply to the proposal and, if so, determine the magnitude of the effect. The point system which is used to rate the magnitude of potential effects is described as follows:

Major (3 points): Means that the environmental effect is both adverse and significant. Requires discussion in Section VI.

Moderate (2 points): Means that the environmental effect is indeterminate and may or may not be significant. Requires discussion in Section VI.

Minor (1 point): Means that the environmental effect is present but is clearly insignificant or is not adverse. Does not require discussion in Section VI.

No Effect (do not mark): Means no evidence exists to suggest such effect would result from the proposal.

In using the checklist, the project planner is required to answer the following question: "Is it likely that the proposal will result in any of the following effects and to what degree; Major, Moderate or Minor?"

ENVIRONMENTAL IMPACTS CHECKLISTA. EARTH

- | | |
|---|--|
| <u> </u> 1. Unstable earth conditions | <u> </u> b. covering |
| <u> </u> 2. Changes in geologic substructure | <u> </u> c. destruction |
| <u> </u> 3. Changes in the condition of the soil by: | <u> </u> 6. Accelerated soil erosion on-site by: |
| <u> / </u> a. disruption | <u> </u> a. wind |
| <u> / </u> b. displacement | <u> </u> b. water |
| <u> / </u> c. compaction | <u> </u> 7. Accelerated soil erosion off-site by: |
| <u> / </u> d. overcovering | <u> </u> a. wind |
| <u> </u> e. pollution (e.g. salts, etc.) | <u> </u> b. water |
| <u> </u> 4. Changes in topography or ground surface relief features by: | <u> </u> 8. Modification of riparian areas, river channels or lakes by: |
| <u> </u> a. leveling or grading | <u> </u> a. deposition |
| <u> </u> b. considerable earth moving or surface excavation | <u> </u> b. erosion |
| <u> </u> 5. Changes in geologic or physical features which are unique or are of cultural value by: | <u> </u> c. siltation |
| <u> </u> a. modification | <u> </u> d. other |

9. Exposure of people or property to:

- a. unstable earth conditions
- b. earthquakes
- c. landslides (slumping)
- d. ground failure (e.g. subsidence or settlement)
- e. liquefaction
- f. similar geological hazards

B. AIR

1. Deterioration of ambient air quality by:

- a. emission of pollutants
- 1 b. generation of dust (both during and after construction)
- c. creation of objectionable odors

2. Regional alteration of:

- a. air movement
- b. moisture
- c. temperature
- d. climate

3. Local alteration of:

- a. air movement
- b. moisture
- c. temperature
- d. climate

4. Exposure of people to:

- a. adverse air emissions
- b. objectionable odors
- c. excessive dust

C. WATER

1. Changes in the character of surface water by:

- 2 a. modification of course or direction
- b. temperature modification
- c. change in the level of dissolved oxygen
- 1 d. increased turbidity
- e. addition of pollutants
- f. other

2. Changes in:

- 2 a. absorption or percolation rates
- 2 b. drainage patterns
- 2 c. rate and amount of surface runoff

3. Changes in the:

- a. course and direction of floodwaters
- b. intensity of flood flows
- c. volume of the area necessary to pass floodflows

4. Changes in groundwater:

- a. availability for public use (e.g. excessive withdrawals)
- b. quality (pollutants)
- c. subsurface movement
- d. recharge

5. Exposure of people and property to:

- 1 a. flooding
- b. mudslides
- 2 c. demonstrated unsafe domestic water supplies

D. PLANT LIFE

1. Reduction in number and diversity of species of:

- a. trees
- b. shrubs
- c. grass
- d. wildflowers
- e. aquatic plants
- f. unique plants
- g. rare plants
- h. endangered plants
- i. other

2. Introduction of new species into an area

3. Interference with the normal replenishment of existing species

4. Destruction or deterioration of existing natural habitat

5. Reduction in acreage of agricultural crops

E. ANIMAL LIFE

1. Reduction in number and diversity of species of:
 - a. birds
 - b. land animals (including reptiles)
 - c. fish
 - d. benthic organisms
 - e. insects
 - f. unique animals
 - / g. rare animals
 - / h. endangered animals
 - i. other
2. Introduction of new or additional animal species into an area (including vectors)
3. Interference with migration or movement
4. Destruction or deterioration of existing habitat
5. Displacement of existing habitat

F. NOISE

- / 1. Increased noise levels
2. Exposure of people to severe noise levels
3. Exposure of critically impacted land uses to severe noise levels

G. LIGHT AND GLARE

- / 1. New sources of light and glare
2. Increased intensity of light and glare

H. LAND USE

- 2 1. Substantial changes from the present land use of the area
2. Substantial changes from the planned land use of the area

I. NATURAL RESOURCES

- 1 1. Increased rate of use of any natural resource
2. Substantial depletion of nonrenewable resources
3. Conflict with future potential for use or extraction of natural resources
- / 4. Loss of unique or prime agricultural land

J. RISK OF UPSET

1. Risk of accidental explosion or release of hazardous substances:
 - a. oil or flammable liquids
 - b. pesticides or herbicides
 - c. explosives
 - d. chemicals
 - e. radiation
 - f. other
2. Exposure of people to risk of accidental explosion or release of hazardous substances

K. HUMAN POPULATION

1. Significant alteration of:
 - a. location of population
 - / b. population distribution
 - / c. population density
 - d. growth rate
 - e. cultural characteristics
 - f. age distribution (elderly, children)
 - g. other

L. HOUSING

1. Deterioration in condition of existing housing
2. Deterioration in living environment
3. Deterioration in areas planned for future living environment
4. New demand for additional housing
5. Reduction in housing supply
6. Failure to meet demands of low and moderate income households for affordable housing

M. TRANSPORTATION/CIRCULATION

- / 1. Substantial impact on existing transportation (roads, rail and air)
- / 2. Substantial additional vehicular movement (trucks and autos)
3. Need for public transportation
4. Increased traffic hazards to:
 - a. motor vehicles

___ b. bicycles

___ c. pedestrians (e.g., near schools)

1 5. Alteration of present pattern of circulation of people

___ 6. Alteration of present pattern of circulation of goods

___ 7. Over use of existing parking facilities

___ 8. Demand for additional parking facilities

N. PUBLIC SERVICES

1. Significant effect upon or need for new or altered governmental services in any of the following areas:

1 a. fire protection

1 b. police protection

2 c. schools

___ d. parks, recreational facilities and services

1 e. maintenance of public facilities (roads, etc.)

___ f. medical services

___ g. others

2. Reduction in use or demand for governmental services (e.g., lowered school enrollment, etc.)

O. ENERGY

1. Use of substantial amounts of fuel or energy

2. Substantial increase in demand on existing sources of energy

3. Requirement for development of new energy sources

4. Block out or reduce amount of sunlight on existing solar panels

P. UTILITIES

1. Result in a need for new system or substantial alteration of existing system:

1 a. electricity

1 b. natural gas

1 c. communication

2. Result in need for new or additional community water facilities such as:

___ a. new wells

2 b. repair on existing wells

2 c. new lines

___ d. repair on existing lines

___ e. larger lines

___ f. looping of system

1 g. fire hydrants

___ h. water quality treatment facilities

___ i. increased fire flow

___ j. other

3. Result in need for new or additional community sewer facilities such as:

2 a. new lines

___ b. repair on existing lines

___ c. larger lines

___ d. new collection or outfall lines

___ e. new or expanded treatment facilities

___ f. other

4. Result in need for new or additional storm drainage facilities:

___ a. on-site

___ b. off-site

5. Result in need for new or additional solid waste collection and disposal services

6. Result in need for new or additional irrigation services

7. Result in need for other utility services

Q. HUMAN HEALTH

1. Creation of any health hazard

2. Creation of any potential health hazard (e.g., vectors from dairies)

3. Exposure of people to existing or potential health hazards.

R. AESTHETICS

1. Obstruction of:

___ a. any scenic vista

___ b. views open to the public

2. Creation of an aesthetically offensive building, use or activity readily open to public view

3. Removal of:

___ a. street trees

_____ b. trees of special community value
(e.g., valley oak)

_____ c. existing on-site landscaping

_____ d. other

_____ 4. Loss of open space

S. SOCIO-ECONOMIC

1. Temporary effects upon:

_____ a. income distribution

_____ b. employment

/ c. tax revenues

2. Permanent effects upon:

_____ a. income distribution

/ b. employment

/ c. tax revenues

3. Changes in tax base and assessment for:

/ a. project site

_____ b. surrounding area

4. Reduced employment opportunities for low and moderate income, Socio-economic groups

5. Impacts on social affiliation and neighborhood interaction

6. Impacts on privacy of surrounding area

T. ARCHAEOLOGICAL/HISTORICAL

1. Adverse effect on:

_____ a. archaeological sites

_____ b. historical site, structure or neighborhood

_____ c. unique architectural on-site features

_____ d. architectural character of surrounding buildings

U. MANDATORY FINDINGS OF SIGNIFICANCE

1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

No

2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

No

3. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

No

4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

No

VI. DISCUSSION OF ENVIRONMENTAL EFFECTS AND MITIGATIONS:

<u>Checklist Item</u>	<u>Point Rating</u>	<u>Discussion of Effects</u>
C.1.A.	2	DEVELOPMENT ALWAYS CAUSES SOME ALTERATION OF SURFACE FLOWS, PERCOLATION RATES, & RUNOFF AMOUNTS & PATTERNS.
C.2.A,B,&C	2	

Proposed Mitigation Measures

REQUIREMENTS FOR CURB & GUTTER, STORM DRAINAGE, & PONDING AREAS DURING THE SUBDIVISION AND/OR BUILDING PERMIT STAGE SHOULD NEGATE ANY SIGNIFKANT EFFECT.

C.5.c 2
P.2. B 2

Discussion of Effects

ONE OF THE 2 WELLS SERVING THE COMMUNITY IS CURRENTLY EXPERIENCING CASING BREAKDOWN WITH SAND CONTAMINATION & HIGH NITRATE LEVELS

Proposed Mitigation Measures

A THIRD WELL IS EXPECTED TO ALLEVATE THIS PROBLEM & WILL BE OPERATIONAL BY MID-APRIL 1987. THIS WILL BE ONE OF THE MAIN ISSUES TO BE DISCUSSED IN THE EIR.

H.1 2

Discussion of Effects

SEVERAL AREAS CURRENTLY UTILIZED FOR AGRICULTURE WILL BE DESIGNATED FOR URBAN TYPE USES.

Proposed Mitigation Measures

ACREAGES INVOLVED IN THIS CONVERSION ARE NOT SIGNIFICANT & ALL AREAS PROPOSED FOR URBAN USES ARE WITHIN THE CURRENT UAB. EFFECTS OF THE LOSS OF AGRICULTURAL LANDS WILL BE DISCUSSED IN THE EIR.

VI. DISCUSSION OF ENVIRONMENTAL EFFECTS AND MITIGATIONS: (cont.)

<u>Checklist Item</u>	<u>Point Rating</u>	<u>Discussion of Effects</u>
N.1.c	2	CONVERSATION WITH SCHOOL DISTRICT OFFICIALS INDICATE THAT THE DISTRICTS MAY NOT BE ABLE TO ACCOMMODATE PROJECTED POPULATIONS THROUGH THE PLANNING PERIOD.
		<u>Proposed Mitigation Measures</u>
		DEVELOPMENT FEES & IMPACT FEES COULD SERVE TO MITIGATE THIS EFFECT TO AN INSIGNIFICANT LEVEL. THIS EFFECT WILL BE DISCUSSED IN THE EIR.
P.2.c	2	<u>Discussion of Effects</u>
P.3.A.	2	AS DEVELOPMENT OCCURS NEW SEWER & WATER LINES WILL NEED TO BE INSTALLED TO SERVE NEW DEVELOPMENT.
		<u>Proposed Mitigation Measures</u>
		REQUIRING THAT DEVELOPERS CONSTRUCT THESE LINES WOULD MAKE THIS EFFECT INSIGNIFICANT.
		<u>Discussion of Effects</u>
		<u>Proposed Mitigation Measures</u>

VII. DETERMINATION:

On the basis of this initial evaluation:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.
- ☒ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

VIII. CREDITS:

This staff Report/Environmental Assessment Initial Study was prepared by
KENNETH C. CORDES.

Date MARCH 16, 1987



Building & Planning Department

Rooms 105-111 Courthouse - County Civic Center - Visalia, CA 93291

Building Permits (209) 733-6281

Planning (209) 733-6254

CONSULTATION NOTICE NO. 2

RESPONSE DUE: APRIL 18, 1987

TO: SEE ATTACHED LIST

DATE: March 18, 1987

SUBJECT: NOTICE OF INTENT TO PREPARE A DRAFT EIR

RE: CASE NO. GPA 87-04

Pursuant to the California Environmental Quality Act of 1970, as amended, the County of Tulare (Building and Planning Department) will act as the "Lead Agency" for the development of a community plan and modification of the Urban Boundaries Element for the unincorporated community of Richgrove.

This department has determined that an Environmental Impact Report (EIR) is required for this project. An EARLY CONSULTATION for this project was previously sent to you dated February 23, 1987. A copy of the Environmental Assessment Initial Study and Environmental Checklist is attached with this letter as are maps depicting study area boundaries, existing land use, and proposed land use. We would appreciate any comments and/or recommendations that you may have regarding the above project and impacts which should be addressed in the EIR. Finally, we would also request that you consider in your response the possible significant adverse impacts that might be associated with the "no project" alternative of the proposed project as well as any significant adverse impacts which might result from the project as proposed.

SPECIAL NOTICE TO RESPONSIBLE AND TRUSTEE AGENCIES:

One of the purposes of this Notice is to request specific details about the scope and content of the environmental information related to your agency's area of statutory responsibility which must be included in the EIR. In accordance with Section 15082(b) of the Guidelines for the Implementation of the California Environmental Quality Act, as amended, your "response at a minimum shall identify: 1) the significant environmental issues and reasonable alternatives and mitigation measures which your agency will need to have explored in the draft EIR; and 2) whether your agency will be a responsible agency or a trustee agency." It would be most helpful if you would indicate the specific type of permit(s) or approval(s) that will be required from your agency or if you do not care to review the Draft or Final EIRs.

As you know, this information is of critical importance in preparing an adequate EIR since your agency may be able to use the EIR prepared by this department when considering your permit or other approval for the project.

SPECIAL NOTICE TO LOCAL AGENCIES

Government Code Section 65091(a)(2) requires that notice of public hearing be mailed at least 10 days prior to the hearing to each local agency expected to provide essential facilities or services to the project whose ability to provide those facilities and services may be significantly affected. If you wish to receive such notice of hearing, please so indicate in your response.

Due to processing deadlines for this application, your response should be sent at the earliest possible date but not later than 30 days after receipt of this notice. If your agency fails by the end of the 30-day period to provide us with either a response or a well justified request for additional time, we will presume that your agency has no response to make. Thank you for your assistance.

Sincerely,

A handwritten signature in dark ink, appearing to read "Ken Cordes", with a stylized flourish at the end.

Ken Cordes, Planner II
Countywide Planning Division

Agencies Contacted

for

GPA 87-04, Richgrove Community Plan

Tulare County Health Department	Richgrove Community Services District
Tulare County Fire Warden	Self Help Enterprises
Tulare County Sheriff's Department	Richgrove Elementary School District
Tulare County Public Works Dept.	Delano Joint Unified High School District
Tulare County Housing Authority	Southern California Edison
Tulare County Flood Control Eng.	Pacific Bell (Bakersfield)
T. C. Building & Planning Dept.	Southern California Gas Co.



Southern California Edison Company

375 NORTH MAIN STREET
PORTERVILLE, CALIFORNIA 93257

April 29, 1987

RICHARD B. HATFIELD
AREA MANAGER

TELEPHONE
PORTERVILLE
(209) 794-9170

OTHER AREAS
(800) 237-7725

Mr. Ken Cordes, Planner II
Countywide Planning Division
Tulare County Building & Planning Department
Room 105-111, Courthouse
County Civic Center
Visalia, CA 93291

Case No. GPA 87-04

The Southern California Edison Company does not have
any comment on the Richgrove Community Plan.


R. B. Hatfield

RBHbjc

cc: R. W. Maraist,
M. K. Gadd
J. G. Baxley



TULARE COUNTY

DEPARTMENT OF HEALTH SERVICES



Ronald W. Probasco
Director

March 25, 1987

Medical
Family Practice
Pediatrics/
Child Health

Project Planner
Bldg. & Planning Dept.

OB/GYN
Specialty Clinics

Attn: Ken Cordes

Re: G.P.A. 87-04

Dear: Mr. Cordes;

Air Pollution Control

We have reviewed the above referenced matter. Based on the information provided, we have the following comments:

California
Children's Services

1. All new domestic water wells shall meet state and county health standards.

Child Health and
Disability Prevention

2. A permit to operate any new community well shall be obtained from the Sanitary Engineering Branch of the State Health Department.

Communicable
Disease Control

3. Any new structures within the Richgrove U.D.B. shall hook-up to the C.S.D. sewer line.

Environmental Health

4. Any new structures within the Richgrove U.D.B. shall hook-up to the C.S.D. water system.

Health Education

Nutrition Education

Public Health Lab

Public Health Nursing

Vital Statistics

W I C

Sincerely,

J.W. Johnson
Environmental Health Specialist
Division of Environmental Health



PLEASE REPLY TO:

JWJ/dm

☐ Dinuba Health Ctr.
1451 E. El Monte
Dinuba, CA 93618
(209) 591-0942

☐ Hillman Health Ctr.
1062 South 'K' St.
Tulare, CA 93274
(209) 686-3461

☐ Lindsay Health Ctr.
755 North Sequia
Lindsay, CA 93247
(209) 562-6391

☐ Porterville Health Ctr.
378 North 2nd
Porterville, CA 93257
(209) 784-7800

☒ Visalia Health Ctr.
County Civic Ctr.
Visalia, CA 93291
(209) 733-6342 / 733-6441

DOUGLAS C. WILSON
PUBLIC WORKS DIRECTOR

**PUBLIC WORKS DEPARTMENT
TULARE COUNTY**

TELEPHONE (209) 733-6291

RICHARD L. BROGAN
ASSISTANT PUBLIC WORKS DIRECTOR
ROADS & BRIDGES

ROOM 10, COUNTY CIVIC CENTER
VISALIA, CALIFORNIA 93291

OPERATING DEPARTMENTS
ROADS & BRIDGES
SURVEYOR
REFUSE DISPOSAL
FLOOD CONTROL

JAMES H. LARSEN
ASSISTANT PUBLIC WORKS DIRECTOR
PUBLIC SERVICES

March 25, 1987

Planning Department
Room 107, Courthouse
Visalia, CA 93291

Attention: Ken Cordes

Reference: GPA 87-04

Gentlemen:

_____ We have no comment on this proposal.

XX _____ The following is submitted for your consideration.

The F.I.R.M. indicates a Zone A south of Ames Drive.
This area is included as "reserve". The use of this
area for uses not compatible with flooding should take
into consideration drainage and flood prone considerations.

Panel 1250

Yours very truly,

DOUGLAS WILSON
Public Works Director

By *Herbert J. Knierim*
Herbert J. Knierim
Flood Control Engineer

HJK:ns



FIRE WARDEN of the COUNTY of TULARE

1968 South Lovers Lane — Phone (209) 732-5954
VISALIA, CALIFORNIA 93277



Mach 24, 1987

Tulare County Building and Planning Department
County Civic Center
Courthouse, Room 111
Visalia, CA 93291

Attention: Ken Cordes, Planner II

Dear Mr. Cordes:

Subject: Richgrove Community Plan/GPA 87-04

The Fire Warden's office offers the following comments regarding the above-mentioned item.

Tulare County Fire Station #30 (Richgrove) is located at 20890 Grove Drive, in the Community of Richgrove. This facility houses one County structural fire engine.

Station #30 is staffed with one full-time operator - either a Fire Captain or Fire Apparatus Engineer. Presently, four (4) volunteers are on the Station's roster.

The nearest backup County fire equipment to the Community would be Station #33 (Ducor), Station #28 (Earlimart) and Station #21 (Terra Bella). The closest water tender to Richgrove is located at Station #27 (Pixley).

If you have any questions, please contact James S. Barron at 732-5954.

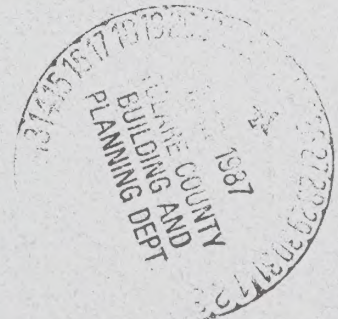
Sincerely,

EVAN D. LONG
FIRE WARDEN

By *James S. Barron*

James S. Barron
Fire Protection Planning Officer

JSB:tc



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